

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Novelty and Union Hill / 71

Previous Physical Inspection: 2000

Improved Sales:

Number of Sales: 1353

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$146,900	\$279,000	\$425,900	\$445,200	95.7%	8.80%
2005 Value	\$155,000	\$287,200	\$442,200	\$445,200	99.3%	8.33%
Change	+\$8,100	+\$8,200	+\$16,300		+3.6%	-0.47%
% Change	+5.5%	+2.9%	+3.8%		+3.8%	-5.40%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.47% and -5.40% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$172,000	\$291,100	\$463,100
2005 Value	\$181,500	\$301,600	\$483,100
Percent Change	+5.5%	+3.6%	+4.3%

Number of one to three unit residences in the Population: 5340

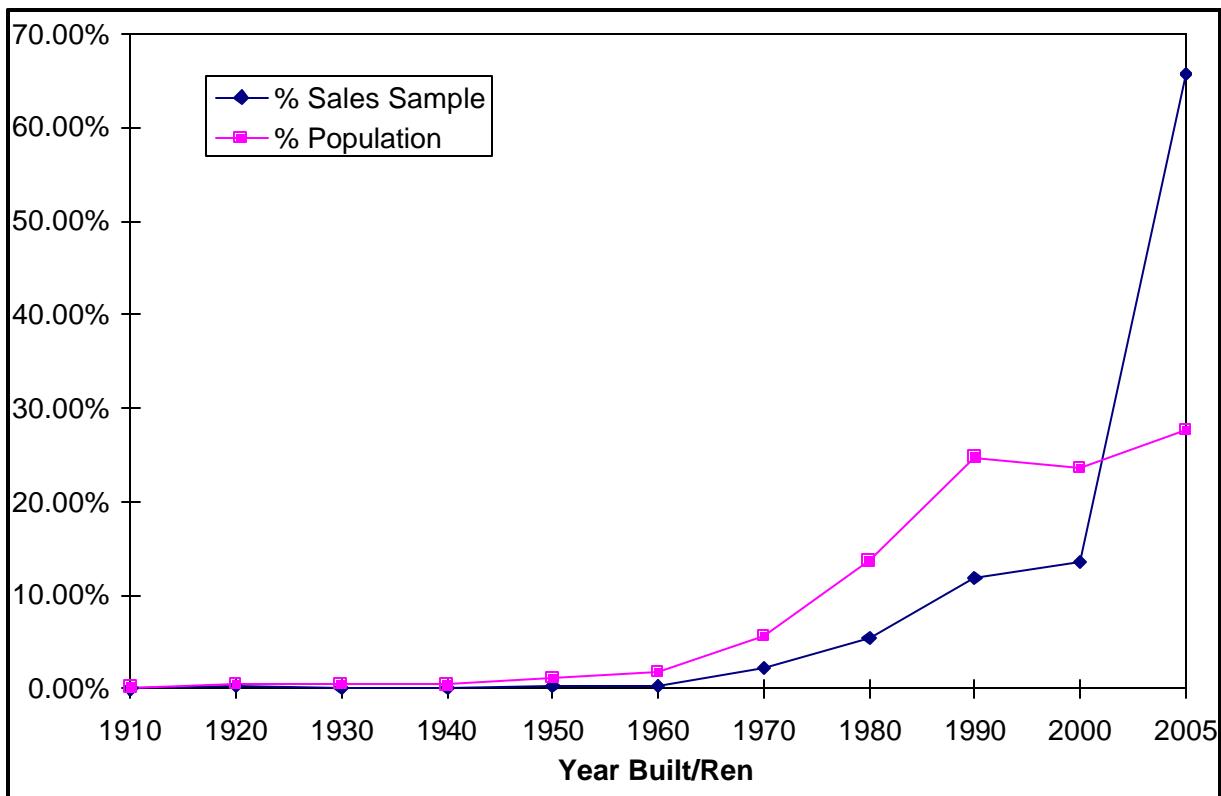
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 11 properties located in Broadhurst and properties located in Redmond Ridge Division 6, Redmond Ridge Division 9, Redmond Ridge Division 11, Shadowbrook Division 2, Gun-Shy Ridge, and Woodbridge Divisions 2 and 3 had higher overall ratios than the population. The formula adjusted these properties downward in relationship with the overall population. Properties located in Amesbury, Elm Tree Road, The Estates at Thornbury, Redmond Ridge Division 2, Redmond Ridge Division 5 and Woodbridge Division 1 all had lower ratios in relationship with the population. The formula adjusts for these differences thus improving equalization. Properties with improvements built prior to 1940 were at a lower assessment level compared to the population. No variable or adjustment was created to confront this issue due to insufficient representation in the sales sample. Area 71 is a Physical Inspection area in 2006.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.30%
1930	2	0.15%
1940	2	0.15%
1950	4	0.30%
1960	4	0.30%
1970	31	2.29%
1980	73	5.40%
1990	160	11.83%
2000	184	13.60%
2005	889	65.71%
	1353	

Population		
Year Built/Ren	Frequency	% Population
1910	11	0.21%
1920	26	0.49%
1930	30	0.56%
1940	24	0.45%
1950	61	1.14%
1960	95	1.78%
1970	304	5.69%
1980	732	13.71%
1990	1322	24.76%
2000	1259	23.58%
2005	1476	27.64%
	5340	

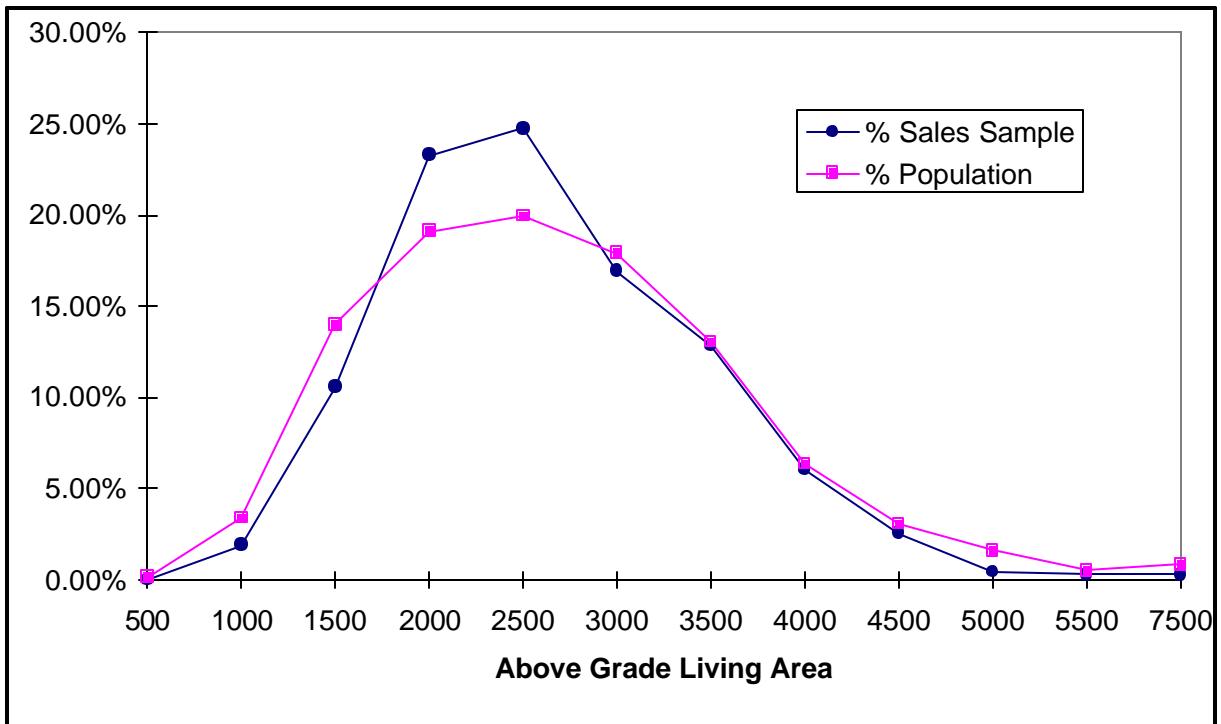


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	26	1.92%
1500	143	10.57%
2000	315	23.28%
2500	335	24.76%
3000	229	16.93%
3500	174	12.86%
4000	82	6.06%
4500	35	2.59%
5000	6	0.44%
5500	4	0.30%
7500	4	0.30%
		1353

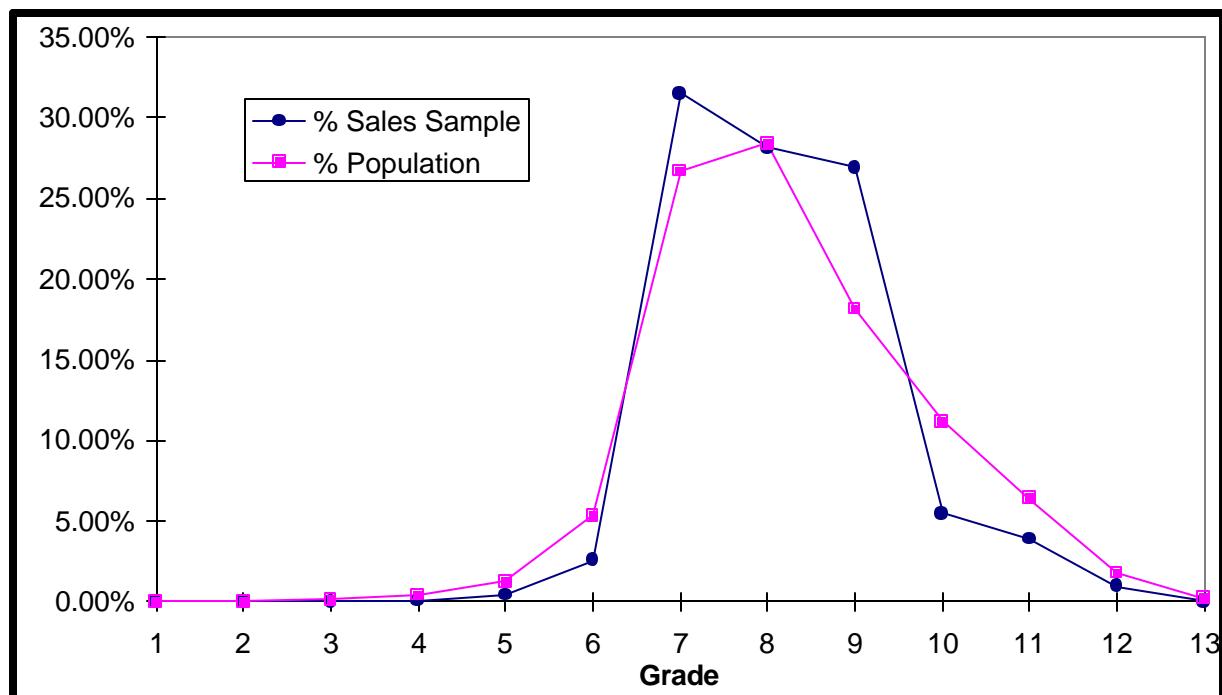
Population		
AGLA	Frequency	% Population
500	8	0.15%
1000	180	3.37%
1500	748	14.01%
2000	1022	19.14%
2500	1065	19.94%
3000	957	17.92%
3500	698	13.07%
4000	341	6.39%
4500	164	3.07%
5000	85	1.59%
5500	27	0.51%
9500	45	0.84%
		5340



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

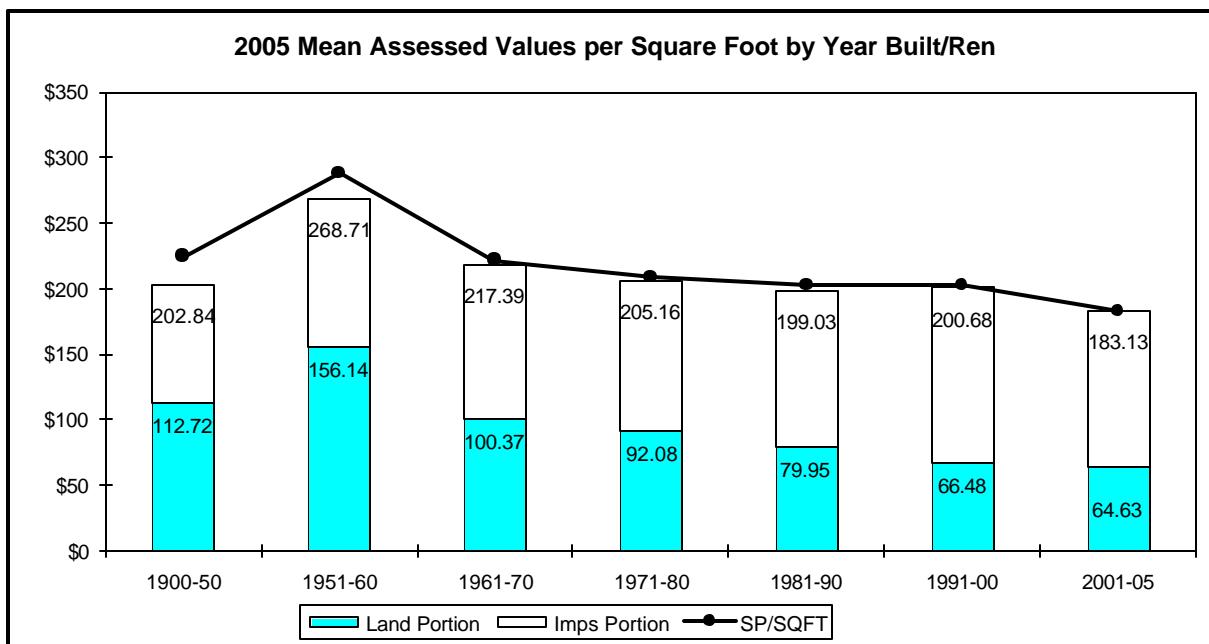
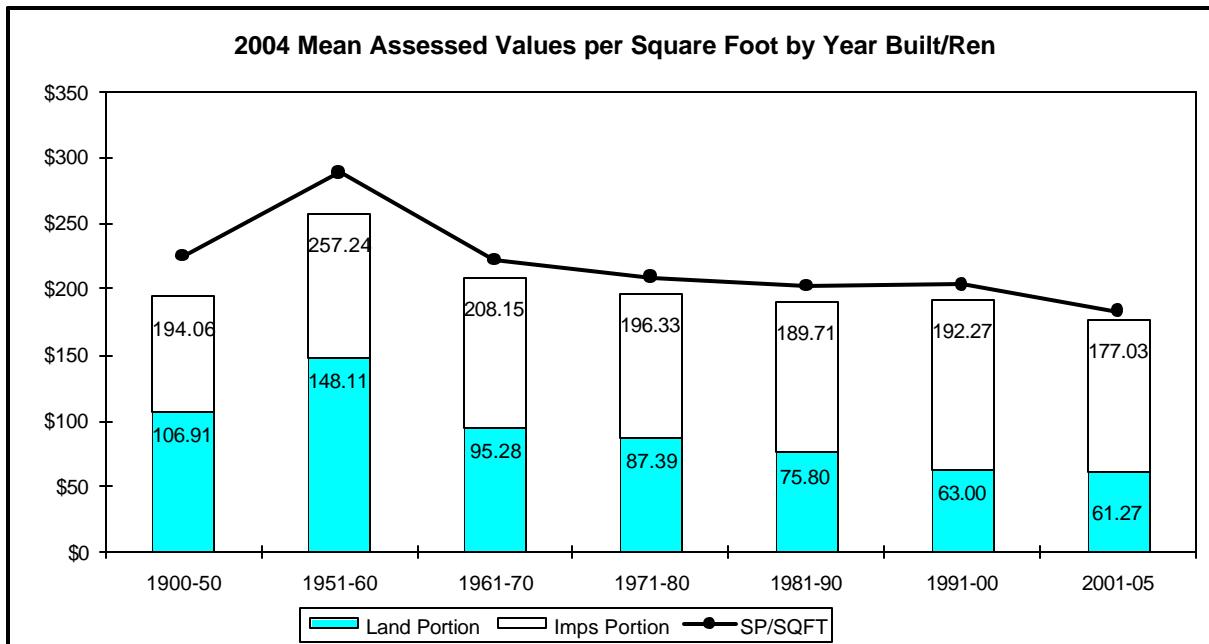
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.02%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	7	0.13%
4	1	0.07%	4	22	0.41%
5	6	0.44%	5	67	1.25%
6	35	2.59%	6	285	5.34%
7	426	31.49%	7	1425	26.69%
8	381	28.16%	8	1516	28.39%
9	364	26.90%	9	970	18.16%
10	74	5.47%	10	597	11.18%
11	53	3.92%	11	343	6.42%
12	13	0.96%	12	95	1.78%
13	0	0.00%	13	12	0.22%
	1353			5340	



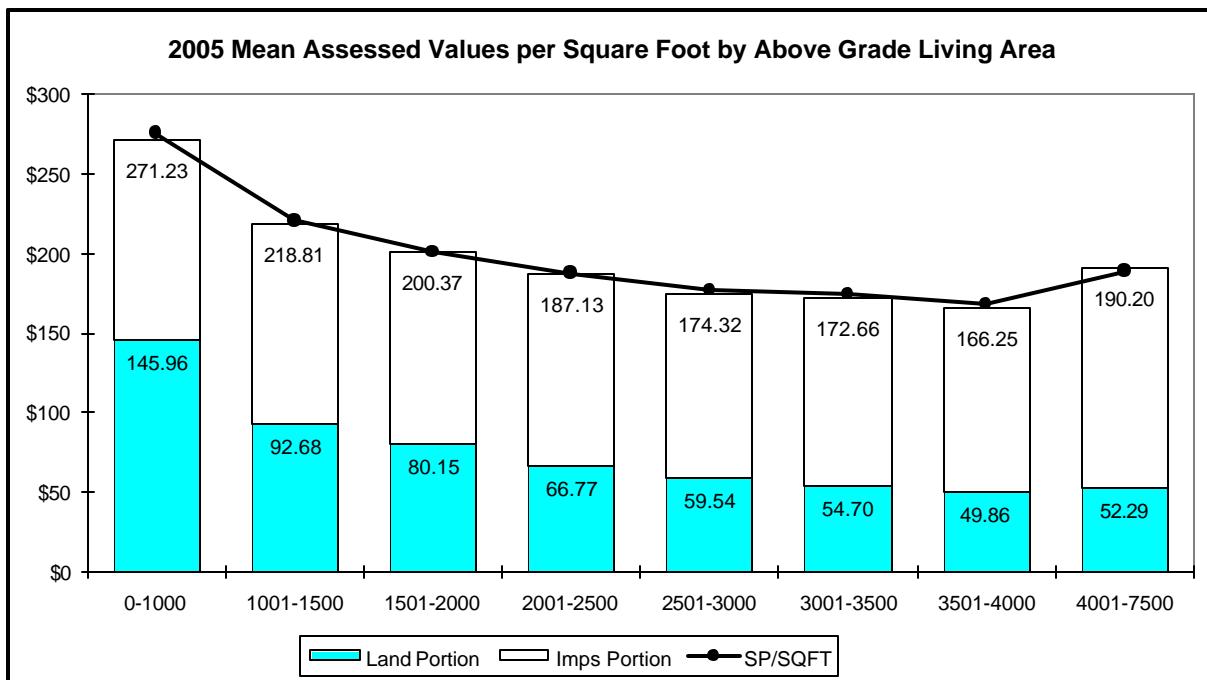
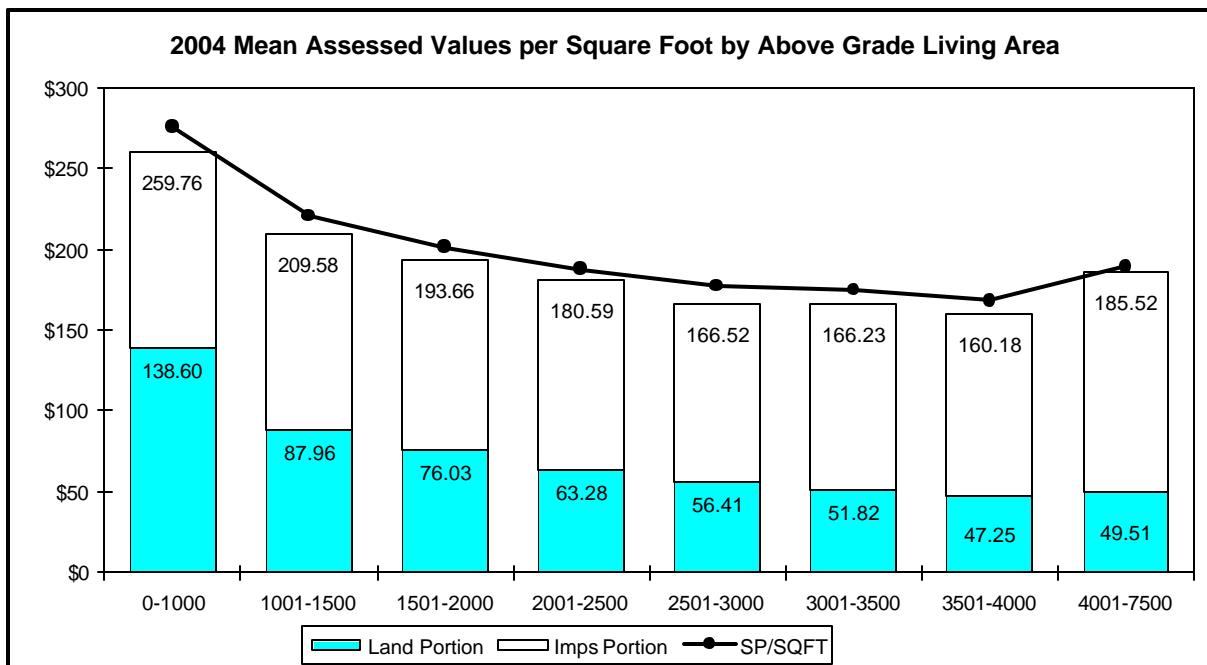
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated***



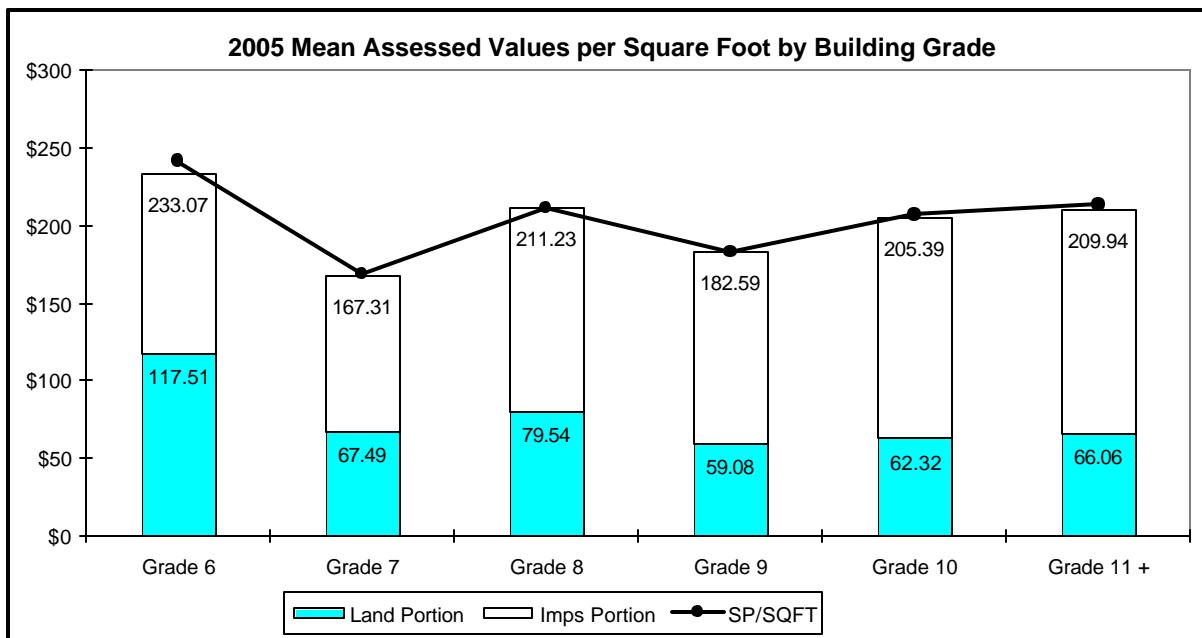
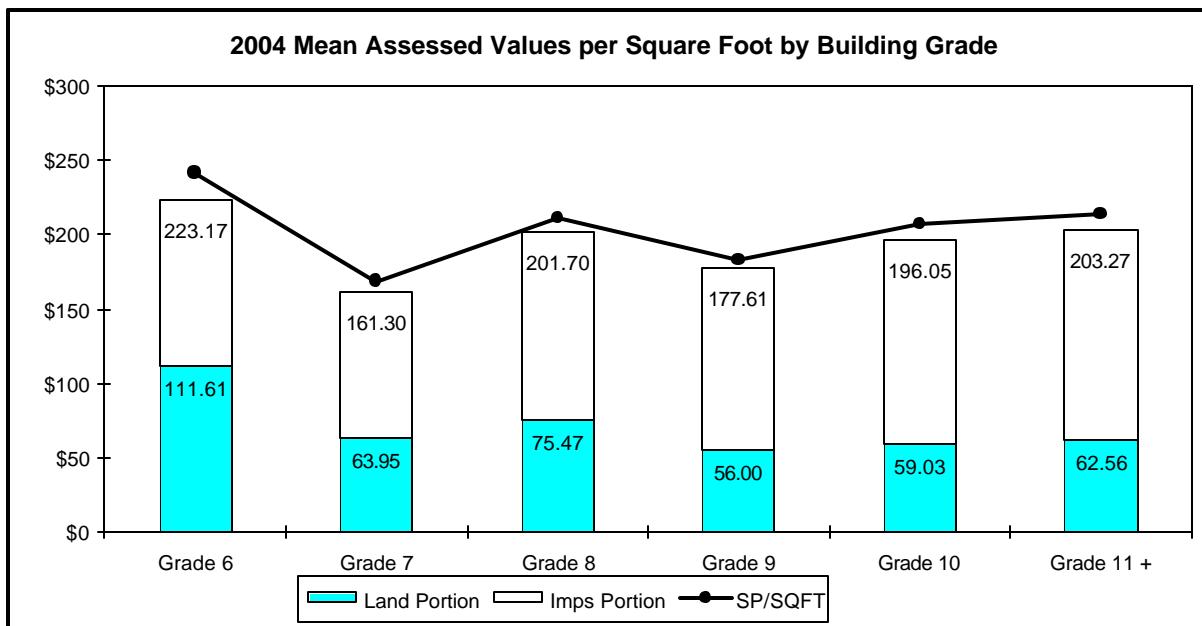
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***

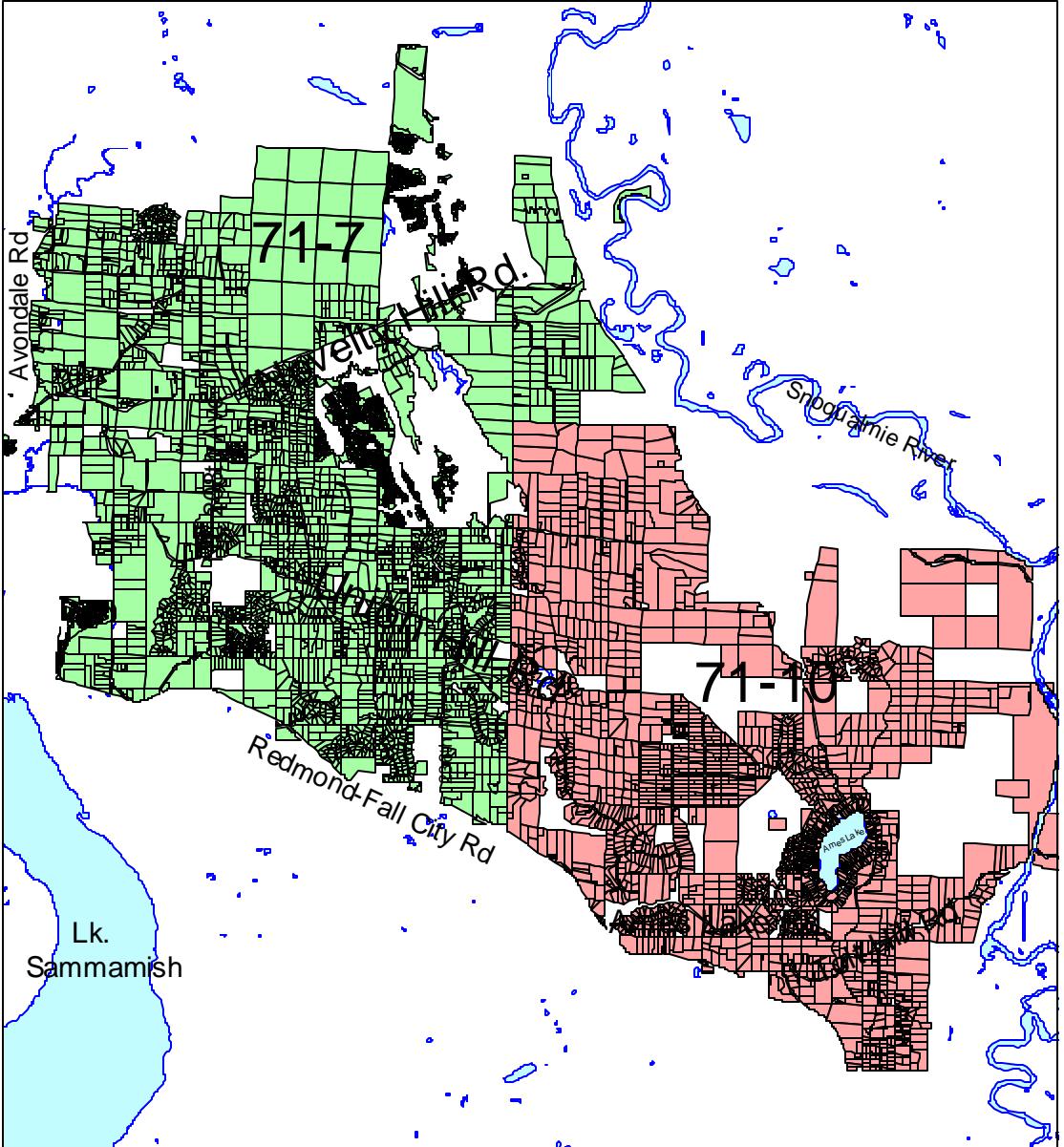


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

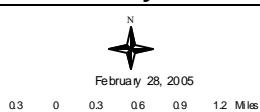


Area 71

Novelty and Union Hills

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February 28, 2005
Department of Assessments



Legend
71-7
71-10
Open Water

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 39 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.8% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.58, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1,353 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 11 properties located in Broadhurst and properties located in Redmond Ridge Division 6, Redmond Ridge Division 9, Redmond Ridge Division 11, Shadowbrook Division 2, Gun-Shy Ridge, and Woodbridge Divisions 2 and 3 had higher overall ratios than the population. The formula adjusted these properties downward in relationship with the overall population. Properties located in Amesbury, Elm Tree Road, The Estates at Thornbury, Redmond Ridge Division 2, Redmond Ridge Division 5 and Woodbridge Division 1 all had lower ratios in relationship with the population. Properties with improvements built prior to 1940 were at a lower assessment level compared to the population. No variable or adjustment was created to confront this issue due to insufficient representation in the sales sample. Area 71 is a Physical Inspection area in 2006.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .9554724 -.1085361 if located in Amesbury + .1226731 if a grade 11 located in Broadhurst - .08189528 if located in Elm Tree Road -.07963344 if located in The Estates at Thornbury -.06465014 if located in Redmond Ridge Div. 2 -.0450118 if located in Redmond Ridge Div. 5 + .02966684 if located in Redmond Ridge Div. 6 + .0216163 if located in Redmond Ridge Div. 9 + .04535267 if located in Redmond Ridge Div. 11 + .08480479 if located in Shadowbrook Div. 2 + .1652892 if located in Gun-Shy Ridge + .04998234 if located in Woodbridge Div. 2 - .08963458 if located in Woodbridge + .05421431 if located in Woodbridge Div. 3

The resulting total value is rounded down to the next \$1,000, *then:*

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the formula derived from building 1 is used to arrive at new total value.
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the new value is arrived at by figuring 2005 land and the previous improvement value. (2005 Land Value + Previous Improvement Value).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample. IE “2005 Total Value = 2004 Total Value x 1.038”.

Mobile Home Update

Based on 17 useable Mobile home sales in Area 71, Mobile Home values will be calculated using the following method:

2005 Total Value = Previous value * 1.038, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 71 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.66%

Amesbury (020500)	Yes
% Adjustment	13.40%
Broadhurst Gr. 11 (111720)	Yes
% Adjustment	-11.88%
Elm Tree Rd (232480)	Yes
% Adjustment	9.81%
The Estates at Thornbury (238600)	Yes
% Adjustment	9.51%
Redmond Ridge Div. 2 (720226)	Yes
% Adjustment	7.59%
Redmond Ridge Div. 5 (720229)	Yes
% Adjustment	5.17%
Redmond Ridge Div. 6 (720230)	Yes
% Adjustment	-3.15%
Redmond Ridge Div. 9 (720233)	Yes
% Adjustment	-2.31%
Redmond Ridge Div. 11 (720235)	Yes
% Adjustment	-4.74%
Shadowbrook Div. 2 (770199)	Yes
% Adjustment	-8.53%
Gun-Shy Ridge (295440 & 295441)	Yes
% Adjustment	-15.43%
Woodbridge (951091)	Yes
% Adjustment	10.83%
Woodbridge Div. 2 (951086)	Yes
% Adjustment	-5.20%
Woodbridge Div. 3 (951097)	Yes
% Adjustment	-5.62%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 11 house located in Broadhurst (111720) would *approximately* receive a 7.22% downward adjustment (4.66% - 11.88%), a house located in Redmond Ridge Div. 6 (720230) would receive a 1.51 % upward adjustment (4.66% - 3.15%).

82% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 71 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
020500	Amesbury	7	76	9.2%	SE-23-25-6 & SW-24-25-6	10	10-11	1992 thru 1997	NE Ames Lake Rd
111720 (grade 11)	Broadhurst	5	17	29.4%	NE-23-25-6 & SE-23-25-6	10	11	1994 thru 2001	NE Ames Lake Rd
232480	Elm Tree Road	7	31	22.6%	NW-11-25-6	10	9	1995 thru 2000	Union Hill Rd
238600	The Estates at Thornbury	10	50	20.0%	NE-23-25-6 & NW-24-25-6 & SW-24-25-6	10	10-13	1989 thru 2001	NE Ames Lake Rd
720226	Redmond Ridge Div. 2	22	139	15.8%	NE-4-25-6 & SE-33-26-6	7	7-8	2000 thru 2002	Novelty Hill Rd
720229	Redmond Ridge Div. 5	34	83	41.0%	NE-4-25-6 & SE-33-26-6	7	7	2001 thru 2004	Novelty Hill Rd
720230	Redmond Ridge Div. 6	60	61	98.3%	NE-4-25-6	7	9	2003 thru 2004	Novelty Hill Rd
720233	Redmond Ridge Div. 9	147	156	94.2%	NW-3-25-6 & NE-4-25-6	7	7	2003 thru 2004	Novelty Hill Rd
720235	Redmond Ridge Div. 11	44	47	93.6%	SW-3-25-6	7	7	2004	Novelty Hill Rd
770199	Shadowbrook Div. 2	8	77	10.4%	NW-29-26-6 & SW-29-26-6	7	10-11	1993 thru 1997	NE 133 rd St
295440 & 295441	Gun-Shy Ridge	5	56	8.92%	NE-8-25-6 & NW-8-25-6 & SW-8-25-6	7	11-13	1990 thru 2001	Novelty Hill Rd
951091	Woodbridge	8	50	16.0%	SE-7-25-6 & NE-18-25-6	7	9	2001 thru 2004	Redmond-Fall City Rd
951086	Woodbridge Div. 2	107	120	89.2%	SE-7-25-6	7	9	2003 thru 2004	Redmond-Fall City Rd
951097	Woodbridge Div. 3	9	119	7.56%	SE-7-25-6	7	9	2004	Redmond-Fall City Rd

Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.3%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	42	0.921	0.962	4.4%	0.924	0.999
7	426	0.957	0.993	3.8%	0.987	1.000
8	381	0.950	0.996	4.8%	0.986	1.006
9	364	0.967	0.996	3.0%	0.988	1.003
10	74	0.948	0.992	4.7%	0.972	1.012
11	53	0.955	0.984	3.1%	0.958	1.011
12	13	0.957	0.984	2.9%	0.919	1.050
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1940	8	0.838	0.876	4.5%	0.787	0.965
1940-1959	8	0.871	0.910	4.5%	0.778	1.041
1960-1961	22	0.932	0.974	4.5%	0.911	1.038
1970-1979	68	0.948	0.990	4.5%	0.965	1.016
1980-1989	146	0.938	0.986	5.1%	0.968	1.003
1990-1999	200	0.948	0.984	3.8%	0.971	0.997
>=2000	901	0.965	0.999	3.5%	0.995	1.004
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	2	0.957	0.998	4.3%	0.298	1.698
Average	1259	0.958	0.995	3.8%	0.990	0.999
Good	84	0.930	0.972	4.5%	0.948	0.996
Very Good	8	0.931	0.973	4.5%	0.864	1.081
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	419	0.956	0.999	4.5%	0.989	1.008
1.5	26	0.964	1.008	4.5%	0.959	1.056
2	896	0.957	0.991	3.5%	0.986	0.995
2.5	12	0.930	0.980	5.3%	0.924	1.036

Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1000	24	0.933	0.974	4.4%	0.940	1.008
1000-1500	145	0.953	0.995	4.4%	0.978	1.012
1501-2000	315	0.962	0.996	3.5%	0.987	1.005
2001-2500	335	0.962	0.997	3.6%	0.989	1.006
2501-3000	229	0.942	0.986	4.7%	0.975	0.996
3001-4000	256	0.954	0.990	3.8%	0.980	1.000
>4000	49	0.979	1.003	2.5%	0.979	1.027
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1332	0.957	0.993	3.8%	0.989	0.998
Y	21	0.930	0.979	5.2%	0.930	1.027
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1342	0.957	0.993	3.8%	0.989	0.998
Y	11	0.926	0.968	4.6%	0.893	1.044
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
7	1137	0.956	0.993	3.9%	0.989	0.998
10	216	0.961	0.992	3.2%	0.981	1.002
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<5000	415	0.981	1.008	2.7%	1.002	1.014
5000-10000	463	0.958	0.996	4.0%	0.989	1.003
10001-20000	61	0.971	0.998	2.8%	0.973	1.023
20001-30000	63	0.947	0.985	4.0%	0.960	1.010
30001-43559	158	0.940	0.984	4.6%	0.968	0.999
1-3 AC	151	0.935	0.978	4.5%	0.962	0.994
3-5 AC	24	0.914	0.948	3.7%	0.898	0.998
>5 AC	18	0.959	1.003	4.6%	0.927	1.078

Area 71 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Community	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Amesbury (020500)						
N	1346	0.957	0.993	3.7%	0.989	0.998
Y	7	0.846	0.998	18.0%	0.963	1.034
Broadhurst Gr. 11 (111720)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1348	0.956	0.993	3.9%	0.989	0.998
Y	5	1.079	0.999	-7.3%	0.945	1.054
Elm Tree Road (232480)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1346	0.957	0.993	3.7%	0.989	0.998
Y	7	0.865	0.989	14.4%	0.893	1.086
The Estates at Thornbury (238600)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1343	0.958	0.993	3.7%	0.989	0.998
Y	10	0.866	0.988	14.1%	0.932	1.045
Redmond Ridge Div. 2 (720226)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1331	0.958	0.993	3.7%	0.989	0.998
Y	22	0.890	0.998	12.1%	0.973	1.022
Redmond Ridge Div. 5 (720229)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1319	0.958	0.993	3.7%	0.989	0.998
Y	34	0.911	0.999	9.7%	0.971	1.027
Redmond Ridge Div. 6 (720230)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1293	0.955	0.993	4.0%	0.988	0.997
Y	60	0.985	1.000	1.4%	0.988	1.011
Redmond Ridge Div. 9 (720233)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1206	0.955	0.993	4.0%	0.988	0.998
Y	147	0.974	0.996	2.2%	0.989	1.002

Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.3%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

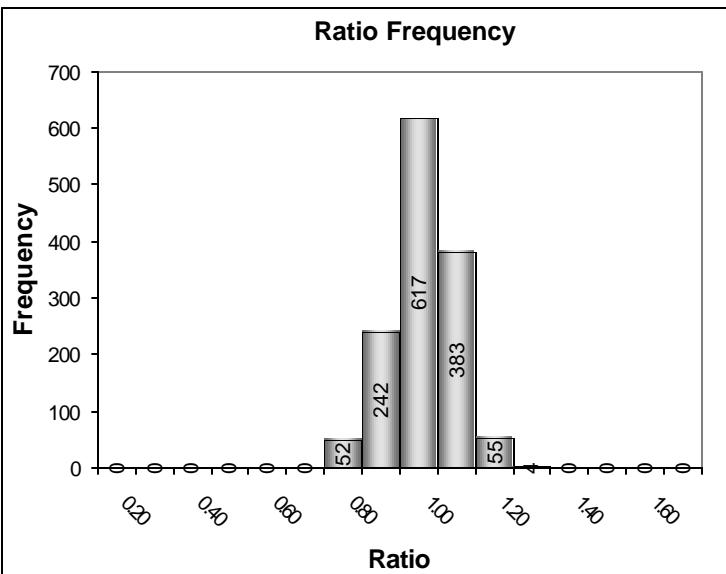
It is difficult to draw valid conclusions when the sales count is low.

Redmond Ridge Div. 11 (720235)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1309	0.956	0.993	3.9%	0.988	0.998
Y	44	1.001	0.998	-0.3%	0.988	1.009
Shadowbrook Div. 2 (770199)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1345	0.956	0.993	3.9%	0.989	0.998
Y	8	1.038	0.997	-3.9%	0.953	1.041
Gun-Shy Ridge (295440 & 295441)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1348	0.955	0.993	4.0%	0.989	0.998
Y	5	1.115	0.995	-10.8%	0.907	1.083
Woodbridge (951091)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1345	0.957	0.993	3.8%	0.989	0.998
Y	8	0.863	0.996	15.4%	0.954	1.038
Woodbridge Div. 2 (951086)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1246	0.953	0.993	4.2%	0.988	0.998
Y	107	1.000	0.993	-0.7%	0.983	1.004
Woodbridge Div. 3 (951097)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1344	0.956	0.993	3.8%	0.989	0.998
Y	9	1.010	0.999	-1.1%	0.984	1.013

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE/ Team - 3	Lien Date: 01/01/2004	Date of Report: 1/5/2005	Sales Dates: 1/2003 - 12/2004
Area 71	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1353			
Mean Assessed Value	425,900		
Mean Sales Price	445,200		
Standard Deviation AV	155,328		
Standard Deviation SP	164,359		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.962		
Median Ratio	0.972		
Weighted Mean Ratio	0.957		
UNIFORMITY			
Lowest ratio	0.705		
Highest ratio:	1.207		
Coefficient of Dispersion	6.76%		
Standard Deviation	0.085		
Coefficient of Variation	8.80%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.967		
<i>Upper limit</i>	0.976		
95% Confidence: Mean			
<i>Lower limit</i>	0.958		
<i>Upper limit</i>	0.967		
SAMPLE SIZE EVALUATION			
N (population size)	5340		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.085		
Recommended minimum:	11		
Actual sample size:	1353		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	613		
# ratios above mean:	740		
Z:	3.453		
Conclusion:	Non-normal		



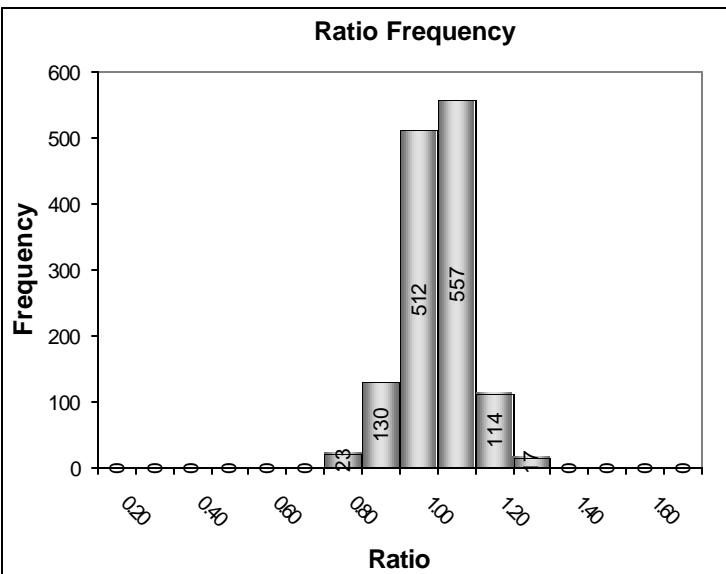
COMMENTS:

1 to 3 Unit Residences throughout area 71

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE/ Team - 3	Lien Date: 01/01/2005	Date of Report: 1/31/2005	Sales Dates: 1/2003 - 12/2004
Area 71	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1353			
Mean Assessed Value	442,200		
Mean Sales Price	445,200		
Standard Deviation AV	159,459		
Standard Deviation SP	164,359		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.002		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.737		
Highest ratio:	1.262		
Coefficient of Dispersion	6.36%		
Standard Deviation	0.083		
Coefficient of Variation	8.33%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.997		
<i>Upper limit</i>	1.006		
95% Confidence: Mean			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	5340		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.083		
Recommended minimum:	11		
Actual sample size:	1353		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	654		
# ratios above mean:	699		
<i>Z:</i>	1.223		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 71

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	124310	0117	8/27/03	\$198,500	560	0	5	1972	4	44866	N	N	20321 NE REDMOND RD
007	062506	9056	9/18/03	\$200,000	750	0	5	1955	3	43560	N	N	18610 NE 95TH ST
007	805350	0520	9/3/03	\$255,000	1170	0	5	1932	4	42025	N	N	10130 212TH AV NE
007	880781	0730	8/21/03	\$240,500	820	480	6	1970	4	14250	N	N	6012 215TH AV NE
007	880781	0740	5/29/03	\$187,500	900	0	6	1982	4	21150	N	N	6020 215TH AV NE
007	880730	0070	7/7/04	\$235,000	910	0	6	1969	4	9360	N	N	20604 NE 75TH PL
007	880730	0240	6/14/04	\$245,000	910	0	6	1969	5	10710	N	N	20530 NE 78TH ST
007	880730	0060	6/8/04	\$210,000	910	0	6	1969	3	17554	N	N	20616 NE 75TH PL
007	880780	0150	6/26/03	\$210,000	940	0	6	1970	2	12600	N	N	6640 211TH PL NE
007	880781	0040	4/9/03	\$228,000	960	0	6	1980	3	9545	N	N	6025 210TH AV NE
007	880781	0150	7/13/04	\$227,218	980	0	6	1930	5	15930	N	N	21121 NE 60TH PL
007	805350	0120	2/24/04	\$350,000	1050	0	6	1948	4	43560	N	N	10437 206TH AV NE
007	880781	0130	9/12/03	\$275,000	1080	310	6	1977	3	16740	N	N	21105 NE 60TH PL
007	880781	0110	8/7/03	\$295,000	1100	580	6	1982	4	14925	N	N	21009 NE 60TH PL
007	062506	9068	11/3/04	\$320,000	1110	730	6	1947	4	12650	N	N	9046 AVONDALE RD NE
007	880730	0120	4/20/04	\$277,500	1140	0	6	1969	4	10185	N	N	7562 206TH PL NE
007	880781	0660	4/7/04	\$219,950	1150	0	6	1970	4	12877	N	N	21319 NE 61ST ST
007	880781	0620	12/16/03	\$215,000	1150	0	6	1970	3	10440	N	N	6060 212TH AV NE
007	880780	0130	4/21/03	\$221,900	1200	0	6	1970	4	12600	N	N	6622 211TH PL NE
007	880781	0250	6/8/04	\$252,131	1230	0	6	1977	3	12510	N	N	21421 NE 60TH PL
007	880780	0170	11/21/04	\$250,000	1250	0	6	1970	4	12875	N	N	6629 211TH PL NE
007	880781	0520	3/9/04	\$233,000	1250	0	6	1970	4	14070	N	N	6065 211TH AV NE
007	880781	0430	9/22/04	\$254,000	1300	0	6	1977	3	9900	N	N	21120 NE 60TH PL
007	062506	9031	1/22/04	\$326,000	1410	100	6	1922	4	39399	N	N	18680 NE 95TH ST
007	052506	9012	7/9/03	\$339,950	1490	0	6	1948	3	35150	N	N	19710 NE UNION HILL RD
007	880781	0170	11/7/03	\$244,000	1670	0	6	1972	4	15300	N	N	21205 NE 60TH PL
007	144480	0100	6/28/04	\$330,950	1700	0	6	1972	4	10400	N	N	23504 NE 72ND ST
007	124350	0011	4/20/04	\$360,000	1850	0	6	1920	4	31342	N	N	19819 NE 106TH PL
007	880781	0340	5/19/04	\$305,000	2040	0	6	1975	5	9900	N	N	21412 NE 60TH PL
007	033960	0440	9/19/03	\$216,500	800	0	7	1986	3	3741	N	N	18216 NE 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	880760	0240	9/1/03	\$264,000	870	840	7	1970	4	10300	N	N	21018 NE 92ND ST
007	033960	0050	9/17/04	\$245,000	900	0	7	1987	3	2868	N	N	18122 NE 91ST CT
007	033960	0050	3/17/03	\$210,000	900	0	7	1987	3	2868	N	N	18122 NE 91ST CT
007	033960	0130	2/21/03	\$228,000	910	0	7	1987	3	3204	N	N	18111 NE 91ST CT
007	033960	0080	3/27/03	\$207,000	920	0	7	1987	3	2930	N	N	18110 NE 91ST CT
007	166850	0120	11/16/04	\$331,000	970	880	7	1993	3	33899	N	N	22124 NE REDMOND-FALL CITY RD
007	033960	0010	1/30/03	\$224,950	1000	0	7	1985	3	4171	N	N	9115 182ND AV NE
007	144480	0090	3/19/04	\$269,950	1190	0	7	1977	4	9702	N	N	7205 235TH AV NE
007	124310	0192	10/30/03	\$244,500	1230	0	7	1969	3	9360	N	N	19222 NE REDMOND RD
007	880760	0340	6/29/04	\$258,300	1230	0	7	1968	3	9660	N	N	9113 210TH AV NE
007	880760	0440	11/4/03	\$256,000	1260	0	7	1977	4	10350	N	N	9112 208TH AV NE
007	124310	0197	5/18/04	\$314,950	1270	0	7	1961	3	21275	N	N	19452 NE REDMOND RD
007	880770	0180	10/23/03	\$253,000	1280	0	7	1962	3	9975	N	N	9219 211TH PL NE
007	033950	0180	2/6/03	\$285,500	1300	0	7	1920	4	28284	N	N	19128 NE REDMOND RD
007	152506	9048	8/13/04	\$329,000	1340	560	7	1968	4	30215	N	N	5057 236TH AV NE
007	720233	0250	9/5/03	\$253,432	1350	0	7	2003	3	3744	N	N	9250 228TH WY NE
007	033960	0090	4/25/03	\$238,500	1360	0	7	1987	3	3718	N	N	18106 NE 91ST CT
007	292606	9059	8/1/03	\$220,000	1430	0	7	1967	3	16440	N	N	11627 204TH AV NE
007	720229	0110	8/13/04	\$307,450	1440	0	7	2001	3	4152	N	N	22315 NE 98TH ST
007	720233	0350	6/17/03	\$262,202	1440	0	7	2003	3	3064	N	N	9040 228TH WY NE
007	720233	0320	7/7/03	\$261,971	1440	0	7	2003	3	3081	N	N	9100 228TH WY NE
007	720233	0300	5/1/03	\$256,766	1440	0	7	2003	3	3093	N	N	9124 228TH WY NE
007	720233	0500	3/14/03	\$256,371	1440	0	7	2003	3	3060	N	N	9137 228TH WY NE
007	720233	0100	6/20/03	\$255,431	1440	0	7	2003	3	4834	N	N	9044 229TH PL NE
007	720233	0190	7/18/03	\$255,193	1440	0	7	2003	3	3060	N	N	9129 229TH PL NE
007	720233	0160	7/15/03	\$253,329	1440	0	7	2003	3	5434	N	N	9043 229TH PL NE
007	720229	0410	12/8/03	\$269,900	1440	0	7	2001	3	3681	N	N	9907 223RD PL NE
007	720233	0270	5/12/03	\$248,871	1440	0	7	2003	3	4473	N	N	9161 228TH WY NE
007	052506	9013	7/14/04	\$353,000	1460	420	7	1978	3	48787	N	N	20008 NE UNION HILL RD
007	720233	0410	9/1/03	\$266,723	1470	0	7	2003	3	3971	N	N	9035 228TH WY NE
007	720233	0390	8/14/03	\$257,450	1470	0	7	2003	3	4159	N	N	9008 228TH WY NE

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720234	0400	9/28/04	\$327,000	1480	0	7	2004	3	4729	N	N	22905 NE 87TH PL
007	720234	0400	4/6/04	\$297,865	1480	0	7	2004	3	4729	N	N	22905 NE 87TH PL
007	720233	0910	10/1/03	\$272,335	1480	0	7	2003	3	4357	N	N	22669 NE FERN REACH CIR
007	720234	0460	3/10/04	\$284,280	1480	0	7	2004	3	4000	N	N	8530 229TH DR NE
007	720234	0330	3/22/04	\$283,352	1480	0	7	2004	3	4542	N	N	8527 230TH AV NE
007	720234	0280	2/5/04	\$274,450	1480	0	7	2004	3	3991	N	N	8425 230TH AV NE
007	720234	0540	1/29/04	\$270,578	1480	0	7	2004	3	4447	N	N	8402 229TH DR NE
007	720234	0310	4/20/04	\$265,570	1480	0	7	2004	3	4000	N	N	8513 230TH AV NE
007	812160	0010	7/9/04	\$327,000	1510	0	7	1973	3	35720	N	N	22708 NE 64TH ST
007	720233	0150	8/18/03	\$254,140	1520	0	7	2003	3	5697	N	N	9006 229TH PL NE
007	720233	0340	8/28/03	\$253,303	1520	0	7	2003	3	3070	N	N	9048 228TH WY NE
007	720233	0370	8/19/03	\$259,232	1530	0	7	2003	3	3056	N	N	9024 228TH WY NE
007	102506	9149	3/27/03	\$378,000	1540	850	7	1974	4	51906	N	N	7016 238TH AV NE
007	880760	0310	2/18/03	\$225,000	1540	0	7	1970	4	9450	N	N	9209 210TH AV NE
007	033960	0500	6/25/03	\$267,500	1560	0	7	1987	3	3205	N	N	9110 182ND AV NE
007	720229	0090	11/10/04	\$335,000	1600	0	7	2002	3	4272	N	N	22331 NE 98TH ST
007	720229	0790	8/12/04	\$316,000	1600	0	7	2001	3	3825	N	N	10163 223RD PL NE
007	720229	0690	9/21/04	\$315,000	1600	0	7	2001	3	4294	N	N	22311 NE 101ST PL
007	720229	0160	4/9/04	\$297,500	1600	0	7	2002	3	3987	N	N	9829 233RD AV NE
007	102506	9148	8/20/03	\$530,000	1600	1600	7	1959	4	65340	N	Y	6722 238TH AV NE
007	720233	0040	4/8/03	\$262,210	1600	0	7	2003	3	5172	N	N	9226 229TH PL NE
007	720233	0020	4/18/03	\$262,205	1600	0	7	2003	3	3670	N	N	9318 228TH WY NE
007	720233	0590	3/20/03	\$261,625	1600	0	7	2003	3	3170	N	N	9263 228TH WY NE
007	720229	0510	5/25/04	\$280,000	1600	0	7	2002	3	2941	N	N	22324 NE 100TH WY
007	720233	0480	3/5/03	\$260,029	1600	0	7	2003	3	3060	N	N	9113 228TH WY NE
007	720229	0770	8/27/03	\$279,500	1600	0	7	2001	3	3723	N	N	10155 233RD PL NE
007	720233	0550	3/13/03	\$252,822	1600	0	7	2003	3	3605	N	N	9215 228TH WY NE
007	720233	0520	3/5/03	\$249,614	1600	0	7	2003	3	3155	N	N	9161 228TH WY NE
007	720233	0180	6/18/03	\$248,049	1600	0	7	2003	3	3060	N	N	9117 229TH PL NE
007	033960	0100	10/11/04	\$299,950	1620	0	7	1987	3	3549	N	N	18102 NE 91ST CT
007	720235	0430	6/21/04	\$322,139	1630	0	7	2004	3	2430	N	N	8761 233RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720235	0470	7/7/04	\$321,950	1630	0	7	2004	3	2330	N	N	8793 233RD PL NE
007	720235	0050	6/1/04	\$319,961	1630	0	7	2004	3	3050	N	N	8730 233RD PL NE
007	720235	0010	6/22/04	\$319,950	1630	0	7	2004	3	2490	N	N	8770 233RD PL NE
007	720235	0440	7/6/04	\$317,950	1630	0	7	2004	3	2510	N	N	8769 233RD PL NE
007	720235	0410	6/21/04	\$314,950	1630	0	7	2004	3	2650	N	N	8745 233RD PL NE
007	720235	0310	2/19/04	\$314,799	1630	0	7	2004	3	3070	N	N	8557 233RD PL NE
007	720235	0030	6/1/04	\$313,950	1630	0	7	2004	3	3010	N	N	8746 233RD PL NE
007	720235	0350	4/26/04	\$310,950	1630	0	7	2004	3	2550	N	N	8675 233RD PL NE
007	720235	0200	3/25/04	\$309,950	1630	0	7	2004	3	3000	N	N	8558 233RD PL NE
007	720235	0390	5/21/04	\$307,950	1630	0	7	2004	3	2680	N	N	8729 233RD PL NE
007	720235	0110	3/5/04	\$307,420	1630	0	7	2004	3	4000	N	N	8660 233RD PL NE
007	720235	0370	4/30/04	\$304,950	1630	0	7	2004	3	2390	N	N	8713 233RD PL NE
007	720235	0080	5/26/04	\$304,950	1630	0	7	2004	3	2460	N	N	8706 233RD PL NE
007	720235	0090	3/17/04	\$301,676	1630	0	7	2004	3	2730	N	N	8676 233RD PL NE
007	720235	0260	3/26/04	\$300,000	1630	0	7	2004	3	2370	N	N	8517 233RD PL NE
007	720235	0290	3/25/04	\$300,000	1630	0	7	2004	3	3130	N	N	8541 233RD PL NE
007	751120	0340	7/31/03	\$364,500	1640	0	7	1983	3	39280	N	N	5310 221ST AV NE
007	720229	0140	10/1/04	\$331,000	1650	0	7	2002	3	4584	N	N	9813 233RD AV NE
007	720229	0350	5/25/04	\$295,650	1650	0	7	2002	3	4151	N	N	9809 223RD PL NE
007	720229	0400	11/24/03	\$285,900	1650	0	7	2001	3	3698	N	N	9837 223RD PL NE
007	720233	0330	6/27/03	\$266,275	1650	0	7	2003	3	3076	N	N	9056 228TH WY NE
007	720229	0740	6/20/03	\$285,000	1650	0	7	2001	3	6722	N	N	10166 233RD PL NE
007	720233	0600	4/11/03	\$262,213	1650	0	7	2003	3	4923	N	N	9275 228TH WY NE
007	720233	0400	4/2/03	\$262,203	1650	0	7	2003	3	5094	N	N	9021 228TH WY NE
007	720233	0240	5/5/03	\$262,202	1650	0	7	2003	3	2989	N	N	9189 229TH PL NE
007	720233	0310	5/19/03	\$262,189	1650	0	7	2003	3	3087	N	N	9112 228TH WY NE
007	720233	0420	4/2/03	\$262,158	1650	0	7	2003	3	4353	N	N	9051 228TH WY NE
007	720233	0290	4/7/03	\$262,144	1650	0	7	2003	3	3064	N	N	9136 228TH WY NE
007	720233	0580	2/27/03	\$262,120	1650	0	7	2003	3	4561	N	N	9251 228TH WY NE
007	720233	0260	4/2/03	\$262,044	1650	0	7	2003	3	4609	N	N	9238 228TH WY NE
007	720233	0560	3/18/03	\$259,666	1650	0	7	2003	3	4613	N	N	9227 228TH WY NE

Improved Sales Used in this Annual Update Analysis
Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720233	0010	4/16/03	\$259,057	1650	0	7	2003	3	3830	N	N	9330 228TH WY NE
007	720233	0510	3/5/03	\$258,778	1650	0	7	2003	3	3446	N	N	9149 228TH WY NE
007	720233	0050	3/26/03	\$258,538	1650	0	7	2003	3	4193	N	N	9214 229TH PL NE
007	720233	0170	6/1/03	\$258,071	1650	0	7	2003	3	3031	N	N	9105 229TH PL NE
007	720233	0030	4/7/03	\$257,968	1650	0	7	2003	3	5683	N	N	9240 229TH PL NE
007	720233	0090	6/18/03	\$257,549	1650	0	7	2003	3	4415	N	N	9108 229TH PL NE
007	720233	0380	7/21/03	\$262,159	1650	0	7	2003	3	3148	N	N	9016 228TH WY NE
007	720233	0220	5/1/03	\$257,303	1650	0	7	2003	3	3060	N	N	9165 229TH PL NE
007	720233	0120	8/4/03	\$261,902	1650	0	7	2003	3	5257	N	N	9028 229TH PL NE
007	720233	0200	6/8/03	\$254,706	1650	0	7	2003	3	3060	N	N	9141 229TH PL NE
007	720233	0140	7/1/03	\$259,341	1650	0	7	2003	3	6546	N	N	9012 229TH PL NE
007	720233	0490	4/18/03	\$254,129	1650	0	7	2003	3	3060	N	N	9125 228TH WY NE
007	720233	0070	6/18/03	\$253,701	1650	0	7	2003	3	4044	N	N	9158 229TH PL NE
007	720233	0360	7/15/03	\$256,166	1650	0	7	2003	3	3058	N	N	9032 228TH WY NE
007	720233	0470	3/3/03	\$248,994	1650	0	7	2003	3	3436	N	N	9101 228TH WY NE
007	720229	0350	5/1/03	\$260,000	1650	0	7	2002	3	4151	N	N	9809 223RD PL NE
007	720235	0460	8/5/04	\$349,990	1690	0	7	2004	3	2890	N	N	8785 233RD PL NE
007	720235	0070	5/21/04	\$348,403	1690	0	7	2004	3	2660	N	N	8714 233RD PL NE
007	720234	0370	2/27/04	\$301,212	1690	0	7	2004	3	6642	N	N	8619 230TH AV NE
007	720235	0420	6/21/04	\$329,950	1690	0	7	2004	3	2450	N	N	8753 233RD PL NE
007	720235	0060	6/2/04	\$329,950	1690	0	7	2004	3	2890	N	N	8722 233RD PL NE
007	720233	0900	9/5/03	\$283,135	1690	0	7	2003	3	5950	N	N	22675 NE FERN REACH CIR
007	720235	0450	6/24/04	\$327,950	1690	0	7	2004	3	2590	N	N	8777 233RD PL NE
007	720235	0400	6/10/04	\$326,950	1690	0	7	2004	3	2750	N	N	8737 233RD PL NE
007	720235	0020	6/29/04	\$326,950	1690	0	7	2004	3	3010	N	N	8762 233RD PL NE
007	720235	0340	5/12/04	\$323,012	1690	0	7	2004	3	2710	N	N	8667 233RD PL NE
007	720235	0380	5/4/04	\$322,500	1690	0	7	2004	3	2620	N	N	8721 233RD PL NE
007	720234	0410	4/12/04	\$290,745	1690	0	7	2004	3	4628	N	N	8632 229TH DR NE
007	720235	0270	6/22/04	\$320,000	1690	0	7	2004	3	2590	N	N	8525 233RD PL NE
007	720235	0360	4/22/04	\$319,950	1690	0	7	2004	3	2440	N	N	8705 233RD PL NE
007	720235	0040	5/14/04	\$319,950	1690	0	7	2004	3	3020	N	N	8738 233RD PL NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720235	0100	4/2/04	\$319,950	1690	0	7	2004	3	3160	N	N	8668 233RD PL NE
007	720235	0210	2/11/04	\$319,950	1690	0	7	2004	3	3280	N	N	8550 233RD PL NE
007	720234	0510	3/11/04	\$289,668	1690	0	7	2004	3	4485	N	N	8426 229TH DR NE
007	720234	0270	1/21/04	\$287,405	1690	0	7	2004	3	4156	N	N	8417 230TH AV NE
007	720235	0120	3/2/04	\$314,958	1690	0	7	2004	3	2890	N	N	8652 233RD PL NE
007	720234	0390	2/23/04	\$285,003	1690	0	7	2004	3	4851	N	N	22913 NE 87TH PL
007	720233	0940	9/24/03	\$270,995	1690	0	7	2003	3	6576	N	N	22651 NE FERN REACH CIR
007	720234	0490	2/5/04	\$283,860	1690	0	7	2004	3	4000	N	N	8506 229TH DR NE
007	720233	0920	9/15/03	\$269,105	1690	0	7	2003	3	4898	N	N	22663 NE FERN REACH CIR
007	720234	0450	3/30/04	\$282,358	1690	0	7	2004	3	4000	N	N	8538 229TH DR NE
007	720235	0300	3/23/04	\$310,000	1690	0	7	2004	3	3310	N	N	8549 233RD PL NE
007	720235	0280	3/12/04	\$309,950	1690	0	7	2004	3	2840	N	N	8533 233RD PL NE
007	720234	0250	2/16/04	\$279,206	1690	0	7	2004	3	4575	N	N	8401 230TH AV NE
007	720234	0470	2/17/04	\$276,420	1690	0	7	2004	3	4000	N	N	8522 229TH DR NE
007	720234	0430	3/4/04	\$274,960	1690	0	7	2004	3	4000	N	N	8616 229TH DR NE
007	720233	0530	9/23/03	\$260,885	1690	0	7	2003	3	3322	N	N	9173 228TH WY NE
007	720233	0540	9/26/03	\$257,461	1690	0	7	2003	3	3377	N	N	9203 228TH WY NE
007	720229	0440	7/14/04	\$276,040	1690	0	7	2004	3	3129	N	N	9925 223RD PL NE
007	720229	0420	7/8/04	\$275,425	1690	0	7	2004	3	3129	N	N	9913 223RD PL NE
007	241391	0190	7/20/04	\$300,000	1690	0	7	1973	4	35640	N	N	20930 NE 78TH ST
007	720234	0530	2/12/04	\$266,455	1690	0	7	2004	3	4088	N	N	8410 229TH DR NE
007	880760	0350	4/8/03	\$230,000	1760	0	7	1968	3	7656	N	N	20914 NE 91ST ST
007	352606	9027	9/8/03	\$312,000	1780	0	7	1965	4	188614	Y	N	10809 WEST SNOQUALMIE VALLEY RD NE
007	082506	9039	5/20/03	\$325,000	1820	0	7	1983	4	38525	N	N	6036 204TH PL NE
007	062506	9114	10/4/04	\$310,000	1840	0	7	1977	4	16600	N	N	9054 AVONDALE RD NE
007	720234	0260	2/9/04	\$311,995	1930	0	7	2004	3	3926	N	N	8409 230TH AV NE
007	720234	0340	2/17/04	\$308,782	1930	0	7	2004	3	4250	N	N	8535 230TH AV NE
007	720234	0710	6/16/04	\$351,215	1940	0	7	2004	3	7947	N	N	8711 228TH WY NE
007	720234	0670	5/4/04	\$337,570	1940	0	7	2004	3	5000	N	N	8523 229TH DR NE
007	720233	0930	10/3/03	\$286,420	1940	0	7	2003	3	5021	N	N	22657 NE FERN REACH CIR
007	720229	0430	7/16/04	\$294,470	1940	0	7	2004	3	3129	N	N	9921 223RD PL NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	182506	9052	4/19/04	\$429,000	1970	460	7	1958	4	100623	N	N	5611 196TH AV NE
007	720233	0980	8/14/03	\$327,995	1980	0	7	2003	3	4084	N	N	9244 226TH PL NE
007	720233	0800	4/16/03	\$321,869	2010	0	7	2003	3	4080	N	N	9127 227TH AV NE
007	102506	9102	12/1/03	\$278,000	2010	0	7	1967	3	50965	N	N	6611 238TH AV NE
007	720233	0610	3/6/03	\$334,320	2020	0	7	2003	3	5613	N	N	22759 NE 94TH WY
007	720233	1080	6/2/03	\$316,631	2020	0	7	2003	3	4080	N	N	9130 226TH PL NE
007	720233	0650	3/6/03	\$309,304	2020	0	7	2003	3	7407	N	N	2272 NE FERN REACH CIR
007	720233	0690	2/12/03	\$303,920	2020	0	7	2003	3	4178	N	N	9230 227TH AV NE
007	312606	9063	10/5/04	\$435,000	2040	0	7	1994	3	35690	N	N	10411 192ND AV NE
007	292606	9078	1/26/04	\$455,000	2050	1200	7	1977	3	108900	N	N	12032 196TH AV NE
007	092506	9137	9/3/03	\$430,000	2060	0	7	1983	3	45302	N	N	22022 NE 78TH ST
007	720234	0950	6/10/04	\$329,725	2100	0	7	2004	3	5187	N	N	8711 230TH WY NE
007	720233	1030	8/19/03	\$306,500	2100	0	7	2003	3	4698	N	N	9190 226TH PL NE
007	720233	0860	9/9/03	\$305,530	2100	0	7	2003	3	4098	N	N	9229 227TH AV NE
007	720227	0080	10/10/03	\$347,000	2120	0	7	2001	3	5638	N	N	22703 NE CASCARA CIR
007	720233	1540	1/12/04	\$365,975	2120	0	7	2004	3	5508	N	N	22528 NE 93RD PL
007	720233	1520	3/29/04	\$363,570	2120	0	7	2004	3	5508	N	N	22512 NE 93RD PL
007	720234	0640	4/27/04	\$380,165	2120	0	7	2004	3	5000	N	N	8501 229TH DR NE
007	720234	0610	6/10/04	\$372,640	2120	0	7	2004	3	5300	N	N	22828 NE 84TH PL
007	720233	1120	12/18/03	\$350,900	2120	0	7	2003	3	4600	N	N	9123 226TH PL NE
007	720233	0450	4/8/04	\$344,090	2120	0	7	2003	3	4896	N	N	22749 NE 91ST WY
007	720234	0940	6/22/04	\$360,640	2120	0	7	2004	3	5109	N	N	8708 230TH WY NE
007	720233	0790	4/25/03	\$332,503	2120	0	7	2003	3	4080	N	N	9115 227TH AV NE
007	720229	0390	11/24/03	\$332,900	2120	0	7	2001	3	3709	N	N	9831 223RD PL NE
007	720233	0620	2/5/03	\$327,681	2120	0	7	2003	3	6259	N	N	22753 NE 94TH WY
007	720235	0480	7/19/04	\$384,950	2120	0	7	2004	3	4780	N	N	8799 233RD PL NE
007	720233	1100	5/1/03	\$320,938	2120	0	7	2003	3	5070	N	N	9106 226TH PL NE
007	720235	0330	4/15/04	\$382,500	2120	0	7	2004	3	3630	N	N	8659 233RD PL NE
007	720235	0140	6/18/04	\$379,950	2120	0	7	2004	3	3540	N	N	8636 233RD PL NE
007	720235	0150	5/24/04	\$377,950	2120	0	7	2004	3	4040	N	N	8628 233RD PL NE
007	720235	0160	5/19/04	\$374,950	2120	0	7	2004	3	3800	N	N	8620 233RD PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720233	0740	5/15/03	\$309,201	2120	0	7	2003	3	4080	N	N	9140 227TH AV NE
007	720235	0170	5/6/04	\$369,950	2120	0	7	2004	3	3670	N	N	8612 233RD PL NE
007	720235	0180	4/23/04	\$369,950	2120	0	7	2004	3	3720	N	N	8604 233RD PL NE
007	720233	0700	1/28/03	\$305,940	2120	0	7	2003	3	4081	N	N	9218 227TH AV NE
007	720233	0770	1/22/03	\$305,400	2120	0	7	2003	3	5348	N	N	9104 227TH AV NE
007	720235	0190	3/11/04	\$362,950	2120	0	7	2004	3	3600	N	N	8566 233RD PL NE
007	720235	0320	2/19/04	\$360,907	2120	0	7	2004	3	3360	N	N	8565 233RD PL NE
007	720235	0250	1/21/04	\$354,572	2120	0	7	2004	3	3090	N	N	8509 233RD PL NE
007	720228	0120	1/10/03	\$332,193	2160	0	7	2002	3	4756	N	N	22640 NE 96TH ST
007	868223	1240	12/17/03	\$418,909	2165	0	7	2004	3	6520	N	N	8711 230TH WY NE
007	052506	9062	10/22/04	\$500,000	2220	810	7	1992	3	142005	N	N	20032 NE UNION HILL RD
007	720233	0830	6/19/03	\$346,190	2220	0	7	2003	3	4080	N	N	9163 227TH AV NE
007	720234	0300	4/2/04	\$365,000	2220	0	7	2004	3	4000	N	N	8505 230TH AV NE
007	720233	0870	8/6/03	\$334,910	2220	0	7	2003	3	4284	N	N	9241 227TH AV NE
007	720233	1020	6/26/03	\$328,082	2220	0	7	2003	3	5594	N	N	9198 226TH PL NE
007	720234	0440	6/22/04	\$339,265	2250	0	7	2004	3	4000	N	N	8608 229TH DR NE
007	720234	0970	7/16/04	\$338,476	2250	0	7	2004	3	4610	N	N	22914 NE 87TH PL
007	720233	0720	6/11/03	\$345,000	2260	0	7	2003	3	4080	N	N	9164 227TH AV NE
007	720233	0670	3/11/03	\$331,506	2260	0	7	2003	3	7683	N	N	9266 227TH AV SE
007	720233	0810	6/2/03	\$320,519	2260	0	7	2003	3	4080	N	N	9139 227TH AV NE
007	720233	0710	5/19/03	\$306,900	2270	0	7	2003	3	4080	N	N	9206 227TH AV NE
007	720228	0300	8/25/04	\$390,000	2280	0	7	2001	3	5038	N	N	9520 226TH PL NE
007	720228	0190	4/8/04	\$374,950	2280	0	7	2001	3	5353	N	N	22674 NE FERN REACH CIR
007	720233	0630	3/26/03	\$349,108	2280	0	7	2003	3	8268	N	N	22747 NE 94TH WY
007	720233	0780	4/30/03	\$327,845	2280	0	7	2003	3	4925	N	N	9103 227TH AV NE
007	720233	1040	7/8/03	\$322,276	2280	0	7	2003	3	4402	N	N	9178 226TH PL NE
007	720233	0850	6/18/03	\$316,675	2280	0	7	2003	3	4080	N	N	9217 227TH AV NE
007	720226	1140	5/12/03	\$322,450	2280	0	7	2000	3	4295	N	N	10160 225TH TER NE
007	720233	1530	3/26/04	\$361,874	2290	0	7	2004	3	5508	N	N	22520 NE 93RD PL
007	720233	1550	1/30/04	\$361,425	2290	0	7	2004	3	5508	N	N	22536 NE 93RD PL
007	720233	0760	2/1/03	\$338,943	2290	0	7	2003	3	4080	N	N	9116 227TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720233	1060	6/26/03	\$324,304	2290	0	7	2003	3	4080	N	N	9154 226TH PL NE
007	720233	0950	8/1/03	\$328,556	2290	0	7	2003	3	5196	N	N	9316 226TH PL NE
007	102506	9136	8/4/03	\$450,000	2300	0	7	1912	5	67953	N	N	23260 UNION HILL RD
007	052506	9100	3/11/03	\$384,900	2300	0	7	1976	4	35000	N	N	8416 208TH AV NE
007	720233	1510	12/19/03	\$372,460	2330	0	7	2004	3	7521	N	N	22504 NE 93RD PL
007	720233	1560	10/24/03	\$358,530	2330	0	7	2004	3	6486	N	N	22544 NE 93RD ST
007	720233	0960	8/8/03	\$338,294	2330	0	7	2003	3	4796	N	N	9304 226TH PL NE
007	720234	0350	2/24/04	\$329,615	2330	0	7	2004	3	5048	N	N	8603 230TH AV NE
007	720233	1000	8/19/03	\$348,500	2340	0	7	2003	3	4253	N	N	9220 226TH PL NE
007	720226	1120	6/13/03	\$340,000	2340	0	7	2000	3	4818	N	N	10144 225TH TER NE
007	720233	0890	8/21/03	\$334,987	2340	0	7	2003	3	8777	N	N	9265 227TH AV NE
007	720234	0420	3/25/04	\$336,360	2340	0	7	2004	3	4000	N	N	8624 229TH DR NE
007	720234	0500	4/15/04	\$330,280	2340	0	7	2004	3	4000	N	N	8500 229TH DR NE
007	720234	0480	5/7/04	\$322,367	2340	0	7	2004	3	4000	N	N	8514 229TH DR NE
007	720228	0730	8/29/03	\$382,055	2360	0	7	2003	3	8483	N	N	9411 225TH WY NE
007	720233	1050	6/4/03	\$347,183	2360	0	7	2003	3	4080	N	N	9166 226TH PL NE
007	720229	0370	1/26/04	\$329,870	2370	0	7	2004	3	3749	N	N	9823 223RD PL NE
007	720234	0760	5/24/04	\$379,540	2390	0	7	2004	3	5026	N	N	8805 228TH WY NE
007	720233	0430	11/14/03	\$394,675	2410	0	7	2003	3	7288	N	N	22761 NE 91ST WY
007	042506	9095	11/10/03	\$435,000	2410	0	7	1980	3	96703	N	N	22007 NE 85TH ST
007	720227	0700	3/28/03	\$329,000	2420	0	7	2001	3	4500	N	N	9835 228TH TER NE
007	720228	0150	8/13/04	\$377,500	2440	0	7	2001	3	4203	N	N	9545 227TH WY NE
007	720233	1230	11/24/03	\$378,635	2480	0	7	2003	3	5982	N	N	22559 NE 91ST WY
007	720233	1460	10/24/03	\$378,395	2480	0	7	2003	3	7444	N	N	22547 NE 93RD PL
007	720234	0720	5/24/04	\$387,215	2480	0	7	2004	3	9041	N	N	8719 228TH WY NE
007	720234	0580	4/2/04	\$384,801	2480	0	7	2004	3	13612	N	N	22817 NE 84TH PL
007	720233	1440	11/6/03	\$360,505	2480	0	7	2003	3	6035	N	N	22548 NE 92ND ST
007	720234	0750	5/18/04	\$377,830	2480	0	7	2004	3	5894	N	N	8743 228TH WY NE
007	720234	0770	6/1/04	\$373,370	2480	0	7	2004	3	5000	N	N	8813 228TH WY NE
007	720234	0630	4/22/04	\$370,426	2480	0	7	2004	3	5277	N	N	8427 229TH DR NE
007	720228	0780	3/18/04	\$410,000	2510	0	7	2001	3	6903	N	N	9451 225TH WY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720228	0500	6/18/04	\$405,990	2510	0	7	2001	3	5872	N	N	9500 225TH WY NE
007	720226	1390	7/23/04	\$402,000	2510	0	7	2001	3	5131	N	N	10159 225TH TER NE
007	720228	0380	3/17/03	\$387,032	2510	0	7	2003	3	4534	N	N	22581 NE 96TH ST
007	720226	1360	7/11/03	\$385,900	2510	0	7	2000	3	5132	N	N	10135 225TH TER NE
007	720226	0620	10/5/04	\$385,000	2510	0	7	2001	3	5092	N	N	22417 NE 101ST ST
007	720228	0350	1/14/03	\$371,117	2510	0	7	2003	3	5482	N	N	22595 NE 96TH ST
007	720226	1260	9/22/04	\$374,500	2510	0	7	2001	3	5186	N	N	10148 224TH AV NE
007	720228	0860	1/3/03	\$368,154	2510	0	7	2002	3	7045	N	N	9563 225TH WY NE
007	720228	0890	1/8/03	\$362,739	2510	0	7	2003	3	6995	N	N	22514 NE 96TH ST
007	720228	0030	3/4/03	\$343,195	2510	0	7	2003	3	4207	N	N	22576 NE 96TH ST
007	720228	0450	3/18/03	\$364,070	2515	0	7	2003	3	5400	N	N	22533 NE 96TH ST
007	720229	0670	6/4/03	\$358,634	2520	0	7	2003	3	4586	N	N	22327 NE 101ST PL
007	720228	0680	10/3/03	\$363,725	2520	0	7	2004	3	5350	N	N	9405 226TH PL NE
007	720229	0060	10/26/04	\$395,917	2530	0	7	2001	3	4009	N	N	9818 223RD PL NE
007	720229	0550	2/1/03	\$378,868	2540	0	7	2003	3	8532	N	N	9949 223RD AV NE
007	720233	1430	8/27/03	\$377,680	2550	0	7	2003	3	6326	N	N	22540 NE 92ND ST
007	720227	0930	11/17/04	\$387,500	2560	0	7	2001	3	5593	N	N	9952 228TH TER NE
007	720233	1470	7/2/03	\$366,522	2560	0	7	2003	3	5760	N	N	22539 NE 93RD PL
007	720233	0840	9/5/03	\$347,545	2560	0	7	2003	3	4080	N	N	9205 227TH AV NE
007	720229	0070	1/14/04	\$350,210	2560	0	7	2004	3	4410	N	N	9806 223RD PL NE
007	720228	0870	5/13/03	\$377,238	2565	0	7	2003	3	5551	N	N	22502 NE 96TH ST
007	292606	9113	1/23/03	\$665,000	2570	0	7	1999	3	136778	N	N	11937 198TH AV NE
007	720233	0820	7/17/03	\$374,324	2580	0	7	2003	3	4080	N	N	9151 227TH AV NE
007	720229	0540	2/14/03	\$378,302	2600	0	7	2003	3	9369	N	N	9955 223RD AV NE
007	720233	0970	9/11/03	\$362,484	2600	0	7	2003	3	4933	N	N	9260 226TH PL NE
007	720233	0990	8/11/03	\$356,375	2600	0	7	2003	3	4099	N	N	9232 226TH PL NE
007	720234	0980	3/9/04	\$375,038	2600	0	7	2004	3	6500	N	N	22906 NE 87TH PL
007	720234	0380	4/8/04	\$374,960	2600	0	7	2004	3	5893	N	N	22921 NE 87TH PL
007	720233	1010	7/1/03	\$363,038	2600	0	7	2003	3	6474	N	N	9208 226TH PL NE
007	720233	0880	7/30/03	\$341,095	2600	0	7	2003	3	4535	N	N	9253 227TH AV NE
007	720234	0520	3/12/04	\$355,370	2600	0	7	2004	3	4250	N	N	8418 229TH DR NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720234	0960	5/21/04	\$352,150	2600	0	7	2004	3	4438	N	N	22922 NE 87TH PL
007	720229	0030	10/21/04	\$417,051	2620	0	7	2001	3	3979	N	N	9904 223RD PL NE
007	720233	0730	5/21/03	\$352,970	2620	0	7	2003	3	4080	N	N	9152 227TH AV NE
007	720234	1010	7/2/04	\$383,235	2620	0	7	2004	3	7722	N	N	8740 228TH WY NE
007	720233	0680	1/24/03	\$399,035	2620	0	7	2003	3	7203	N	N	9254 227TH AV NE
007	720226	1160	6/21/04	\$401,000	2620	0	7	2001	3	4295	N	N	10176 225TH TER NE
007	720234	0990	6/22/04	\$389,542	2620	0	7	2004	3	7563	N	N	8720 228TH WY NE
007	720234	0620	5/10/04	\$388,518	2620	0	7	2004	3	7825	N	N	22836 NE 84TH PL
007	720234	0660	5/3/04	\$381,650	2620	0	7	2004	3	5000	N	N	8515 229TH DR NE
007	720229	0570	5/22/03	\$374,342	2620	0	7	2003	3	5592	N	N	9931 223RD AV NE
007	720233	0660	4/3/03	\$372,287	2620	0	7	2003	3	8799	N	N	22717 NE FERN REACH CIR
007	720233	1070	4/17/03	\$370,702	2620	0	7	2003	3	4080	N	N	9142 226TH PL NE
007	720229	0080	11/20/03	\$377,905	2620	0	7	2004	3	5414	N	N	22339 NE 98TH ST
007	720234	1040	6/9/04	\$369,710	2620	0	7	2004	3	4886	N	N	8822 228TH WY NE
007	720233	0750	4/10/03	\$358,236	2620	0	7	2003	3	4080	N	N	9120 227TH AV NE
007	720233	1090	6/1/03	\$358,195	2620	0	7	2003	3	4080	N	N	9118 226TH PL NE
007	720233	0640	2/3/03	\$355,717	2620	0	7	2003	3	8352	N	N	22731 NE FERN REACH CIR
007	720233	1160	9/10/03	\$381,565	2640	0	7	2003	3	7096	N	N	9198 226TH PL NE
007	720234	0780	6/15/04	\$398,675	2640	0	7	2004	3	5000	N	N	8821 228TH WY NE
007	720229	0380	12/11/03	\$367,900	2640	0	7	2001	3	3709	N	N	9827 223RD PL NE
007	720229	0680	5/22/03	\$376,247	2660	0	7	2003	3	4524	N	N	22319 NE 101ST PL
007	720229	0660	10/13/03	\$367,315	2660	0	7	2003	3	4927	N	N	22335 NE 101ST PL
007	720234	0150	8/11/04	\$386,665	2740	0	7	2004	3	8459	N	N	8411 230TH WY NE
007	720234	0650	8/6/04	\$422,000	2740	0	7	2004	3	5000	N	N	8507 229TH DR NE
007	720233	1410	8/20/03	\$392,970	2740	0	7	2003	3	7853	N	N	22524 NE 92ND ST
007	720234	0810	7/21/04	\$408,650	2740	0	7	2004	3	5000	N	N	8907 228TH WY NE
007	720234	0650	4/5/04	\$397,050	2740	0	7	2004	3	5000	N	N	8507 229TH DR NE
007	720229	0120	9/11/03	\$377,957	2740	0	7	2003	3	6649	N	N	9801 223RD AV NE
007	720228	0020	9/17/03	\$372,132	2740	0	7	2003	3	4129	N	N	22572 NE 96TH ST
007	720228	0540	3/4/03	\$379,121	2755	0	7	2002	3	4895	N	N	9442 225TH WY NE
007	720228	0390	1/20/03	\$375,112	2755	0	7	2003	3	4831	N	N	22579 NE 96TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720228	0710	9/8/03	\$365,932	2755	0	7	2003	3	3874	N	N	9406 225TH WY NE
007	720226	0740	4/20/04	\$425,000	2760	0	7	2001	3	5421	N	N	10185 224TH AV NE
007	720228	0080	5/2/03	\$365,175	2800	0	7	2003	3	4931	N	N	22594 NE 96TH ST
007	720233	1480	7/23/03	\$396,150	2880	0	7	2003	3	5760	N	N	22531 NE 93RD PL
007	720234	0740	5/14/04	\$416,245	2880	0	7	2004	3	7001	N	N	8735 228TH WY NE
007	720233	1140	6/8/04	\$382,945	2880	0	7	2004	3	4850	N	N	9157 226TH PL NE
007	720226	1200	11/15/04	\$430,000	2920	0	7	2002	3	5830	N	N	22453 NE 102ND PL
007	720226	0840	10/2/03	\$397,000	2920	0	7	2001	3	5487	N	N	22506 NE 102ND PL
007	720233	1490	7/1/03	\$409,325	3020	0	7	2003	3	6591	N	N	22523 NE 93RD PL
007	720233	0440	12/9/03	\$400,675	3020	0	7	2003	3	5237	N	N	22755 NE 91ST WY
007	720228	0620	12/19/03	\$405,000	3020	0	7	2002	3	6046	N	N	9503 226TH PL NE
007	720234	0570	4/28/04	\$400,325	3020	0	7	2004	3	8062	N	N	22825 NE 84TH PL
007	720233	1420	12/12/03	\$396,960	3040	0	7	2003	3	6587	N	N	22532 NE 92ND ST
007	720233	1130	1/21/04	\$395,005	3040	0	7	2003	3	4600	N	N	9145 226TH PL NE
007	720229	0530	12/11/03	\$407,580	3040	0	7	2003	3	5916	N	N	22306 NE 100TH WY
007	720234	0680	4/22/04	\$393,241	3040	0	7	2004	3	5000	N	N	8531 229TH DR NE
007	720229	0650	10/30/03	\$381,010	3040	0	7	2003	3	9606	N	N	22343 NE 101ST PL
007	720228	0060	1/6/03	\$393,770	3080	0	7	2003	3	4212	N	N	22588 NE 96TH ST
007	720228	0100	2/14/03	\$381,113	3080	0	7	2002	3	5389	N	N	22628 NE 96TH ST
007	720228	0100	4/6/04	\$380,000	3080	0	7	2002	3	5389	N	N	22628 NE 96TH ST
007	720228	0580	2/27/03	\$388,866	3120	0	7	2003	3	5137	N	N	9414 225TH WY NE
007	720233	1450	9/12/03	\$415,553	3210	0	7	2003	3	8996	N	N	22556 NE 92ND ST
007	720228	0670	1/15/03	\$397,135	3225	0	7	2003	3	6622	N	N	9401 226TH PL NE
007	720233	1110	9/9/03	\$412,585	3270	0	7	2003	3	5312	N	N	9109 226TH PL NE
007	720229	0560	1/24/03	\$400,390	3270	0	7	2003	3	7566	N	N	9941 223RD AV NE
007	720228	0880	6/11/04	\$420,000	3275	0	7	2003	3	6575	N	N	22510 NE 96TH ST
007	720228	0880	1/23/03	\$389,030	3275	0	7	2003	3	6575	N	N	22510 NE 96TH ST
007	720234	0730	9/23/04	\$420,000	3280	0	7	2004	3	7713	N	N	8727 228TH WY NE
007	720234	0730	5/20/04	\$419,370	3280	0	7	2004	3	7713	N	N	8727 228TH WY NE
007	720234	0830	6/30/04	\$418,365	3280	0	7	2004	3	4998	N	N	8923 228TH WY NE
007	720234	0550	4/22/04	\$403,960	3280	0	7	2004	3	7514	N	N	8315 229TH DR NE

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Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720233	1180	7/14/04	\$458,388	3360	0	7	2004	3	10476	N	N	9138 225TH WY NE
007	720228	0590	2/14/03	\$401,681	3410	0	7	2003	3	6202	N	N	9511 226TH PL NE
007	720228	0700	2/4/03	\$424,766	3425	0	7	2003	3	7785	N	N	9410 225TH WY NE
007	720228	0110	2/13/03	\$407,187	3425	0	7	2002	3	5102	N	N	22634 SE 96TH ST
007	720233	1150	10/28/03	\$443,235	3480	0	7	2003	3	5169	N	N	9169 226TH PL NE
007	092506	9071	6/12/03	\$595,000	3650	0	7	1967	4	101494	N	N	21422 NE 79TH ST
007	720233	1370	10/31/03	\$491,301	3880	0	7	2003	3	6539	N	N	9303 225TH WY NE
007	720234	0590	4/8/04	\$503,395	3880	0	7	2004	3	15025	N	N	22814 NE 84TH PL
007	720233	1240	12/4/03	\$468,580	3880	0	7	2003	3	6167	N	N	22551 NE 91ST WY
007	720233	1200	1/1/04	\$467,840	3880	0	7	2003	3	5700	N	N	22619 NE 91ST WY
007	720233	1190	9/9/03	\$464,220	3880	0	7	2003	3	15689	N	N	22542 NE 91ST WY
007	720233	1290	11/3/03	\$458,315	3880	0	7	2003	3	9520	N	N	9143 225TH WY NE
007	720233	1220	9/11/03	\$443,110	3880	0	7	2003	3	5700	N	N	22603 NE 91ST WY
007	720233	1260	7/29/03	\$495,914	3890	0	7	2003	3	11255	N	N	9107 225TH WY NE
007	720228	0830	8/2/04	\$508,000	3890	0	7	2002	3	6922	N	N	9531 225TH WY NE
007	720233	1310	5/12/03	\$459,923	3890	0	7	2003	3	7467	N	N	9201 225TH WY NE
007	720233	1400	7/10/03	\$457,762	3890	0	7	2003	3	9884	N	N	9228 225TH WY NE
007	720233	1330	6/9/03	\$448,615	3930	0	7	2003	3	6584	N	N	9225 225TH WY NE
007	720233	1350	6/4/03	\$434,230	3930	0	7	2003	3	6424	N	N	9249 225TH WY NE
007	720233	1270	8/22/03	\$492,717	3990	0	7	2003	3	14812	N	N	9119 225TH WY NE
007	720233	1300	12/3/03	\$482,170	3990	0	7	2003	3	9539	N	N	9155 225TH WY NE
007	720233	1390	2/23/04	\$435,320	3990	0	7	2003	3	8007	N	N	9242 225TH WY NE
007	720233	1340	5/8/03	\$448,000	4090	0	7	2003	3	6370	N	N	9237 225TH WY NE
007	720233	1280	8/12/03	\$497,485	4140	0	7	2003	3	9617	N	N	9131 225TH WY NE
007	720233	1170	10/14/03	\$496,955	4140	0	7	2003	3	15118	N	N	9150 225TH WY NE
007	720233	1320	5/21/03	\$482,745	4140	0	7	2003	3	7382	N	N	9213 225TH WY NE
007	720233	1360	5/16/03	\$478,200	4140	0	7	2003	3	6994	N	N	9261 225TH WY NE
007	720233	1250	8/1/03	\$482,289	4140	0	7	2003	3	7977	N	N	22543 NE 91ST WY
007	720233	1210	12/15/03	\$474,280	4160	0	7	2003	3	5700	N	N	22611 NE 91ST WY
007	720234	0560	7/2/04	\$484,423	4160	0	7	2004	3	6733	N	N	8323 229TH DR NE
007	720234	0600	6/1/04	\$484,390	4160	0	7	2004	3	10028	N	N	22820 NE 84TH PL

Improved Sales Used in this Annual Update Analysis
Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720233	1380	5/19/03	\$495,820	4180	0	7	2003	3	6129	N	N	9315 225TH WY NE
007	720233	1500	6/6/03	\$459,665	4180	0	7	2003	3	8561	N	N	9256 225TH WY NE
007	720229	0040	10/26/04	\$491,822	4230	0	7	2001	3	5891	N	N	9830 223RD PL NE
007	868226	2640	7/2/04	\$278,398	1185	0	8	2004	3	4447	N	N	13266 SUN BREAK WY NE
007	868221	0970	6/22/04	\$284,500	1200	0	8	2002	3	4287	N	N	23832 NE 116TH PL
007	868223	0460	6/26/03	\$260,000	1200	0	8	2003	3	3900	N	N	12426 232ND WY NE
007	868223	0490	6/19/03	\$258,784	1200	0	8	2003	3	3900	N	N	12434 232ND WY NE
007	868221	0940	4/17/03	\$231,879	1210	0	8	2002	3	3900	N	N	11663 239TH AV NE
007	241390	0040	8/13/03	\$315,000	1280	600	8	1976	4	14781	N	N	7323 216TH AV NE
007	868223	0410	5/12/03	\$282,181	1340	0	8	2003	3	3900	N	N	23240 NE 126TH ST
007	868223	0540	7/7/03	\$289,261	1340	0	8	2003	3	4225	N	N	12530 232ND WY NE
007	868223	0990	8/11/03	\$280,123	1340	0	8	2003	3	4934	N	N	12421 232ND WY NE
007	868223	1060	7/31/03	\$275,799	1340	0	8	2003	3	3900	N	N	12477 232ND WY NE
007	868223	0380	5/13/03	\$274,454	1340	0	8	2003	3	3900	N	N	12360 232ND WY NE
007	868221	1070	4/25/03	\$247,872	1340	0	8	2002	3	3900	N	N	11648 239TH AV NE
007	812160	0080	2/24/04	\$315,000	1340	700	8	1977	3	39824	N	N	6523 227TH AV NE
007	868226	2610	7/1/04	\$295,806	1340	0	8	2004	3	4932	N	N	13242 SUN BREAK WY NE
007	868226	1980	5/18/04	\$286,997	1340	0	8	2004	3	4411	N	N	13288 230TH PL NE
007	868226	2570	7/28/04	\$282,471	1340	0	8	2004	3	4447	N	N	13210 SUN BREAK WY NE
007	868226	1950	5/6/04	\$278,900	1340	0	8	2004	3	4939	N	N	13264 230TH PL NE
007	868226	2680	5/26/04	\$270,130	1340	0	8	2004	3	4934	N	N	22943 NE 132ND PL
007	868223	0440	5/29/03	\$332,919	1350	0	8	2003	3	3900	N	N	12410 232ND WY NE
007	868223	0480	6/9/03	\$325,893	1350	0	8	2003	3	3900	N	N	12442 232ND WY NE
007	868223	0400	5/14/03	\$322,995	1350	0	8	2003	3	3900	N	N	12376 232ND WY NE
007	868221	1130	9/12/03	\$304,000	1350	0	8	2002	3	3900	N	N	11706 239TH AV NE
007	868221	1020	12/29/03	\$295,000	1350	0	8	2002	3	3900	N	N	11616 239TH AV NE
007	868223	0550	7/10/03	\$309,246	1350	0	8	2003	3	4225	N	N	12522 232ND WY NE
007	868223	0430	5/28/03	\$306,003	1350	0	8	2003	3	3900	N	N	12384 232ND WY NE
007	868223	1090	8/18/03	\$305,656	1350	0	8	2003	3	4358	N	N	12531 232ND WY NE
007	868223	1040	8/4/03	\$298,604	1350	0	8	2003	3	3900	N	N	12461 232ND WY NE
007	868223	0320	4/19/03	\$296,750	1350	0	8	2003	3	4271	N	N	12312 232ND WY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868223	0510	7/22/03	\$292,564	1350	0	8	2003	3	3900	N	N	12450 232ND WY NE
007	868223	0350	5/1/03	\$291,893	1350	0	8	2003	3	3780	N	N	12320 232ND WY NE
007	868223	1080	7/30/03	\$288,680	1350	0	8	2003	3	3900	N	N	12523 232ND WY NE
007	868223	1000	8/11/03	\$286,722	1350	0	8	2003	3	4858	N	N	12429 232ND WY NE
007	868223	0390	5/13/03	\$286,272	1350	0	8	2003	3	3900	N	N	12352 232ND WY NE
007	868226	1960	5/14/04	\$343,465	1350	0	8	2004	3	4270	N	N	13272 230TH PL NE
007	868223	0360	5/1/03	\$271,481	1350	0	8	2003	3	3672	N	N	12344 232ND WY NE
007	868226	2580	7/27/04	\$303,575	1350	0	8	2004	3	3992	N	N	13218 SUN BREAK WY NE
007	868226	2620	7/16/04	\$301,918	1350	0	8	2004	3	4428	N	N	13250 SUN BREAK WY NE
007	868226	2550	7/21/04	\$298,822	1350	0	8	2004	3	4396	N	N	22918 NE 132ND ST
007	868226	2590	7/22/04	\$293,999	1350	0	8	2004	3	4204	N	N	13226 SUN BREAK WY NE
007	868226	2660	6/24/04	\$292,825	1350	0	8	2004	3	4619	N	N	22921 NE 132ND PL
007	868226	1970	5/17/04	\$294,085	1350	0	8	2004	3	4529	N	N	13280 230TH PL NE
007	868226	2670	5/25/04	\$338,243	1365	0	8	2004	3	4836	N	N	22933 NE 132ND PL
007	868223	1010	8/13/03	\$287,528	1365	0	8	2003	3	3905	N	N	12437 232ND WY NE
007	868226	2700	5/25/04	\$311,950	1365	0	8	2004	3	4322	N	N	13245 230TH PL NE
007	812160	0090	5/4/04	\$393,000	1430	500	8	1975	3	37800	N	N	6509 227TH AV NE
007	868221	1030	3/3/04	\$305,000	1440	0	8	2002	3	3900	N	N	11622 239TH AV NE
007	868223	0420	5/19/03	\$309,802	1440	0	8	2003	3	3900	N	N	12392 232ND WY NE
007	868223	1100	7/29/03	\$304,630	1440	0	8	2003	3	4260	N	N	12539 232ND WY NE
007	868223	0370	5/5/03	\$303,477	1440	0	8	2003	3	4128	N	N	12336 232ND WY NE
007	868221	1110	5/30/03	\$285,601	1440	0	8	2002	3	3900	N	N	11672 239TH AV NE
007	868223	0330	4/19/03	\$302,055	1440	0	8	2003	3	5122	N	N	12304 232ND WY NE
007	102506	9197	9/5/03	\$355,000	1440	750	8	1980	3	35070	N	N	23019 NE 77TH ST
007	868223	0450	5/20/03	\$295,383	1440	0	8	2003	3	3900	N	N	12402 232ND WY NE
007	868223	0340	5/1/03	\$295,374	1440	0	8	2003	3	4094	N	N	12328 232ND WY NE
007	868223	0500	6/23/03	\$292,345	1440	0	8	2003	3	3900	N	N	12458 232ND WY NE
007	868223	1030	8/6/03	\$285,614	1440	0	8	2003	3	3900	N	N	12453 232ND WY NE
007	868223	1020	8/8/03	\$290,349	1440	0	8	2003	4	3900	N	N	12445 232ND WY NE
007	868223	0530	7/2/03	\$285,608	1440	0	8	2003	3	3900	N	N	12506 232ND WY NE
007	868226	2600	7/23/04	\$315,538	1440	0	8	2004	3	4682	N	N	13234 SUN BREAK WY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868226	2650	6/24/04	\$314,806	1440	0	8	2004	3	5233	N	N	13274 SUN BREAK WY NE
007	868226	2690	6/3/04	\$314,468	1440	0	8	2004	3	5158	N	N	13253 230TH PL NE
007	868226	2560	7/21/04	\$312,486	1440	0	8	2004	3	4610	N	N	22910 NE 132ND ST
007	812150	0190	8/8/03	\$379,000	1480	500	8	1975	5	44866	N	N	22806 NE 64TH ST
007	812161	0100	3/24/04	\$299,000	1540	0	8	1974	2	18205	N	N	22809 NE 61ST ST
007	868225	0330	2/20/04	\$491,047	1560	0	8	2004	3	5611	N	N	23343 NE 126TH ST
007	868223	1370	9/17/03	\$335,338	1560	0	8	2003	3	4989	N	N	12518 230TH PL NE
007	868226	1910	8/10/04	\$401,320	1560	0	8	2004	3	4770	N	N	13232 230TH PL NE
007	868223	1220	12/16/03	\$341,721	1560	0	8	2004	3	5580	N	N	12414 231ST AV NE
007	868225	0180	5/24/04	\$365,548	1560	0	8	2004	3	5598	N	N	23409 NE 129TH CT
007	868226	1160	6/9/04	\$334,993	1560	0	8	2004	3	4500	N	N	23104 NE 127TH WY
007	868223	1320	12/15/03	\$327,598	1560	0	8	2004	3	4500	N	N	12533 231ST AV NE
007	868223	1330	12/17/03	\$326,257	1560	0	8	2004	3	4823	N	N	12541 231ST AV NE
007	868223	1290	11/28/03	\$323,936	1560	0	8	2004	3	4565	N	N	12509 231ST AV NE
007	868226	1050	8/5/04	\$328,300	1560	0	8	2004	3	5000	N	N	23171 NE 128TH PL
007	868221	0480	6/3/04	\$414,000	1570	0	8	2002	3	5813	N	N	11763 238TH PL NE
007	868223	1150	9/17/03	\$355,005	1570	0	8	2003	3	5200	N	N	12532 231ST AV NE
007	868221	0600	5/20/03	\$320,710	1570	0	8	2002	3	4752	N	N	11637 238TH PL NE
007	133090	0800	5/6/03	\$330,000	1570	800	8	1981	3	31540	N	N	22904 NE 46TH ST
007	868221	0280	1/27/03	\$352,976	1570	0	8	2002	3	5740	N	N	12258 235TH PL NE
007	868226	2720	12/17/04	\$409,995	1575	0	8	2004	3	5203	N	N	13229 230TH PL NE
007	868225	0160	4/14/04	\$329,120	1575	0	8	2004	3	5027	N	N	13123 234TH CT NE
007	052506	9073	6/20/03	\$426,000	1580	600	8	1969	3	141570	N	N	21041 NE 85TH ST
007	868226	1040	12/1/04	\$409,995	1610	0	8	2004	3	5000	N	N	23163 NE 128TH PL
007	241391	0080	10/15/03	\$386,000	1610	1200	8	1975	4	30996	N	N	20943 NE 77TH ST
007	241391	0100	4/27/04	\$450,000	1620	670	8	1974	4	30011	N	N	7714 211TH AV NE
007	133090	0640	5/29/03	\$330,000	1640	820	8	1980	4	42731	N	N	4421 232ND AV NE
007	812150	0070	8/17/04	\$479,950	1650	440	8	1973	4	40635	N	N	23033 NE 64TH ST
007	154280	0120	5/13/04	\$299,950	1650	0	8	1996	3	4316	N	N	9767 184TH CT NE
007	154280	0190	10/13/03	\$282,500	1650	0	8	1996	3	3460	N	N	9781 184TH CT NE
007	868226	1900	9/14/04	\$485,275	1660	0	8	2004	3	4770	N	N	13224 230TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868221	0500	6/21/04	\$499,000	1660	0	8	2002	3	5801	N	N	11747 238TH PL NE
007	868223	0930	5/16/03	\$408,535	1660	0	8	2003	3	4500	N	N	23027 NE 124TH PL
007	868223	0960	5/21/03	\$399,728	1660	0	8	2003	3	4500	N	N	23113 NE 124TH PL
007	868223	1310	10/30/03	\$365,797	1660	0	8	2003	3	4502	N	N	12525 231ST AV NE
007	868223	0950	4/19/03	\$379,062	1660	0	8	2003	3	4500	N	N	23105 NE 124TH PL
007	868223	0200	10/30/03	\$356,399	1660	0	8	2003	3	5580	N	N	12505 232ND TER NE
007	868223	1360	10/9/03	\$355,453	1660	0	8	2003	3	4500	N	N	12526 230TH PL NE
007	868221	0320	2/19/03	\$339,218	1660	0	8	2002	3	5704	N	N	12219 235TH PL NE
007	868221	0580	1/27/03	\$416,227	1660	0	8	2002	3	4616	N	N	11653 238TH PL NE
007	868225	0170	10/6/04	\$495,792	1670	0	8	2004	3	6835	N	N	13115 234TH CT NE
007	868223	0910	4/10/03	\$433,772	1670	0	8	2003	3	5906	N	N	23011 NE 124TH PL
007	868223	0920	4/18/03	\$401,507	1670	0	8	2003	3	4500	N	N	23019 NE 124TH PL
007	868223	0220	11/7/03	\$375,000	1670	0	8	2003	3	5580	N	N	12435 232ND TER NE
007	868221	0390	1/24/03	\$375,543	1670	0	8	2003	3	5037	N	N	23539 NE 122ND CT
007	868221	0330	3/13/03	\$359,085	1670	0	8	2002	3	5583	N	N	12211 235TH PL NE
007	868223	1200	10/24/03	\$368,350	1670	0	8	2003	3	5580	N	N	12430 231ST AV NE
007	868223	1160	8/25/03	\$364,827	1670	0	8	2003	3	5439	N	N	12524 231ST AV NE
007	868223	0300	6/12/03	\$364,588	1670	0	8	2002	3	4500	N	N	12323 232ND TER NE
007	868223	0020	5/19/03	\$374,630	1670	0	8	2002	3	4830	N	N	23223 NE 123RD ST
007	868223	1230	11/12/03	\$372,005	1670	0	8	2004	3	6471	N	N	12406 231ST AV NE
007	868226	1150	7/16/04	\$378,604	1670	0	8	2004	3	4500	N	N	23112 NE 127TH WY
007	868226	1490	8/3/04	\$487,078	1670	0	8	2004	3	4500	N	N	23119 NE 127TH WY
007	868223	0570	6/17/03	\$358,275	1670	0	8	2003	3	5845	N	N	12546 232ND WY NE
007	868225	0350	3/8/04	\$369,043	1670	0	8	2004	3	6460	N	N	23351 NE 126TH ST
007	868223	0870	5/24/03	\$446,778	1670	0	8	2003	3	4500	N	N	12425 230TH PL NE
007	868225	0360	6/12/04	\$445,964	1670	0	8	2004	3	6254	N	N	23280 NE 126TH ST
007	868225	0280	4/26/04	\$433,782	1670	0	8	2004	3	5826	N	N	23311 NE 126TH ST
007	868226	1070	7/7/04	\$424,571	1680	0	8	2004	3	6194	N	N	23176 NE 127TH PL
007	868221	0590	3/5/03	\$385,426	1680	0	8	2002	3	4567	N	N	11645 238TH PL NE
007	868223	1250	11/3/03	\$352,979	1680	0	8	2004	3	5580	N	N	12415 231ST AV NE
007	868226	1140	8/2/04	\$445,350	1690	0	8	2004	3	4500	N	N	23120 NE 127TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	751120	0020	8/1/03	\$315,000	1690	0	8	1984	4	53578	N	N	5011 218TH AV NE
007	154280	0050	3/3/04	\$302,950	1760	0	8	1996	3	3762	N	N	18391 NE 97TH CT
007	381100	0210	5/29/03	\$399,000	1780	660	8	1981	3	66211	N	N	6619 206TH PL NE
007	144480	0110	7/9/03	\$277,000	1790	0	8	1977	4	9900	N	N	7210 235TH AV NE
007	052506	9004	2/2/04	\$432,500	1800	0	8	1972	3	196891	N	N	20626 NE 90TH ST
007	868221	0170	7/8/04	\$430,000	1810	0	8	2002	3	5771	N	N	12283 235TH PL NE
007	868223	1050	8/7/03	\$361,889	1810	0	8	2003	3	3900	N	N	12469 232ND WY NE
007	868223	0470	6/13/03	\$361,629	1810	0	8	2003	3	3900	N	N	12418 232ND WY NE
007	868226	0060	7/9/04	\$423,944	1810	0	8	2004	3	8160	N	N	12543 SUN BREAK WY NE
007	868223	0310	5/5/03	\$368,407	1810	0	8	2002	3	5144	N	N	12315 232ND TER NE
007	868223	0520	6/23/03	\$312,025	1810	0	8	2003	4	3900	N	N	12514 232ND WY NE
007	868226	2630	7/16/04	\$371,689	1810	0	8	2004	3	3992	N	N	13258 SUN BREAK WY NE
007	292606	9051	6/26/03	\$499,000	1840	1200	8	1975	3	88426	N	N	20915 NE 117TH ST
007	868223	0940	12/6/04	\$487,950	1855	0	8	2003	3	4500	N	N	23035 NE 124TH PL
007	868223	0240	10/14/03	\$397,652	1855	0	8	2003	3	5580	N	N	12419 232ND TER NE
007	868223	0190	10/3/03	\$374,159	1855	0	8	2003	3	6162	N	N	12513 232ND TER NE
007	868221	0570	2/7/03	\$453,801	1855	0	8	2002	3	4544	N	N	11661 238TH PL NE
007	868223	1350	3/1/04	\$351,943	1855	0	8	2004	3	4500	N	N	12534 230TH PL NE
007	868223	1390	6/13/03	\$358,592	1860	0	8	2003	4	4648	N	N	12502 230TH PL NE
007	868225	0260	6/25/04	\$494,274	1870	0	8	2004	3	5917	N	N	23410 NE 129TH CT
007	868226	2710	10/25/04	\$468,995	1870	0	8	2004	3	5957	N	N	13237 230TH PL NE
007	868223	0290	5/29/03	\$407,795	1870	0	8	2002	3	4500	N	N	12331 232ND TER NE
007	868223	0270	5/15/03	\$399,294	1870	0	8	2002	3	4500	N	N	12347 232ND TER NE
007	868223	1400	9/29/03	\$405,146	1870	0	8	2003	3	5580	N	N	12440 230TH PL NE
007	868223	1110	7/14/03	\$417,740	1870	0	8	2003	3	6275	N	N	12547 232ND WY NE
007	868223	0830	8/28/03	\$508,513	1870	0	8	2003	3	4500	N	N	12503 230TH PL NE
007	868223	1140	12/12/03	\$383,948	1870	0	8	2003	3	5586	N	N	12540 231ST AV NE
007	868225	0020	6/7/04	\$420,123	1870	0	8	2004	3	4500	N	N	23413 NE 131ST PL
007	868223	1420	9/10/03	\$373,164	1870	0	8	2003	3	5580	N	N	12424 230TH PL NE
007	868223	1380	11/19/03	\$369,179	1870	0	8	2003	3	4983	N	N	12510 230TH PL NE
007	868223	1180	8/12/03	\$382,006	1870	0	8	2003	3	4500	N	N	12508 231ST AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868226	1130	7/1/04	\$387,377	1870	0	8	2004	3	4778	N	N	23128 NE 127TH WY
007	868223	0560	7/14/03	\$378,658	1870	0	8	2003	3	5572	N	N	12538 232ND WY NE
007	868223	1210	1/23/04	\$370,333	1870	0	8	2004	3	5580	N	N	12422 231ST AV NE
007	868226	1470	8/9/04	\$487,402	1870	0	8	2004	3	4500	N	N	23103 NE 127TH WY
007	868222	0350	5/21/03	\$458,488	1870	0	8	2002	3	6072	N	N	12611 237TH WY NE
007	868225	0220	4/7/04	\$385,250	1870	0	8	2004	3	6072	N	N	23441 NE 129TH CT
007	868225	0310	4/5/04	\$461,099	1870	0	8	2004	3	5080	N	N	23335 NE 126TH ST
007	868226	1480	6/1/04	\$459,231	1870	0	8	2004	3	4500	N	N	23111 NE 127TH WY
007	751120	0440	4/23/03	\$351,000	1870	620	8	1982	3	39429	N	N	5317 221ST AV NE
007	868225	0400	2/19/04	\$432,085	1870	0	8	2004	3	5402	N	N	23248 NE 126TH ST
007	868223	1260	11/25/03	\$420,791	1879	0	8	2004	3	5580	N	N	12423 231ST AV NE
007	950885	0150	7/16/04	\$405,000	1900	620	8	1980	4	28200	N	N	23714 NE 70TH ST
007	868223	1130	1/23/04	\$362,300	1910	0	8	2003	3	5586	N	N	12563 232ND WY NE
007	102506	9229	4/8/04	\$366,000	1910	0	8	1986	4	51345	N	N	23708 NE 65TH PL
007	868223	1120	7/24/03	\$407,455	1910	0	8	2003	3	5851	N	N	12555 232ND WY NE
007	133090	0580	3/17/03	\$354,900	1910	0	8	1980	4	37901	N	N	4615 232ND AV NE
007	133090	0250	7/24/03	\$347,500	1910	0	8	1980	3	40887	N	N	4216 232ND AV NE
007	868223	0840	8/26/03	\$454,760	1910	0	8	2003	3	4500	N	N	12449 230TH PL NE
007	868226	1170	8/11/04	\$449,409	1920	0	8	2004	3	4500	N	N	23056 NE 127TH WY
007	868223	1440	6/23/03	\$376,451	1920	0	8	2003	3	5730	N	N	12408 232ND PL NE
007	868223	1170	8/5/03	\$392,586	1920	0	8	2003	3	6045	N	N	12516 231ST AV NE
007	868226	0070	7/19/04	\$415,662	1920	0	8	2004	3	4500	N	N	12551 SUN BREAK WY NE
007	868225	0390	3/4/04	\$432,221	1920	0	8	2004	3	5227	N	N	23256 NE 126TH ST
007	868226	1940	11/12/04	\$459,995	1930	0	8	2004	3	4884	N	N	13256 230TH PL NE
007	868223	0230	4/8/04	\$411,186	1930	0	8	2004	3	5580	N	N	12427 232ND TER NE
007	868223	1190	8/13/03	\$382,586	1930	0	8	2003	3	4500	N	N	12438 231ST AV NE
007	868223	1410	11/24/03	\$375,563	1930	0	8	2003	3	5580	N	N	12432 230TH PL NE
007	868223	0860	6/26/03	\$472,400	1930	0	8	2003	3	4500	N	N	12433 230TH PL NE
007	868225	0320	3/12/04	\$470,929	1930	0	8	2004	3	6073	N	N	23339 NE 126TH ST
007	092506	9088	3/5/03	\$489,750	1990	790	8	1998	3	176418	N	N	6223 217TH AV NE
007	178730	0170	9/10/04	\$537,000	2020	1080	8	1984	4	35096	N	N	23101 NE 57TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	133090	0420	3/20/03	\$363,500	2080	430	8	1983	4	31460	N	N	23102 NE 47TH ST
007	241390	0070	8/13/03	\$325,000	2110	0	8	1975	4	25936	N	N	7351 216TH AV NE
007	262170	0090	3/11/03	\$375,000	2140	0	8	1981	3	37728	N	N	21605 NE 73RD PL
007	868225	0230	4/27/04	\$487,901	2155	0	8	2004	3	7279	N	N	23434 NE 129TH CT
007	868222	0050	2/18/03	\$435,438	2155	0	8	2002	3	5788	N	N	12407 235TH PL NE
007	868223	0970	7/7/03	\$454,969	2155	0	8	2003	3	5580	N	N	23121 NE 124TH PL
007	868222	0040	1/28/03	\$429,796	2155	0	8	2002	3	5788	N	N	12341 235TH PL NE
007	868222	0020	3/21/03	\$425,375	2155	0	8	2002	3	5788	N	N	12325 235TH PL NE
007	868225	0190	4/22/04	\$469,532	2155	0	8	2004	3	5580	N	N	23417 NE 129TH CT
007	868222	0060	3/6/03	\$410,338	2155	0	8	2002	3	5788	N	N	12415 235TH PL NE
007	868223	0660	3/10/04	\$419,790	2155	0	8	2004	3	8700	N	N	23126 NE 126TH ST
007	868222	0160	2/7/03	\$515,074	2155	0	8	2002	3	5580	N	N	12422 235TH PL NE
007	868223	0710	11/25/03	\$524,149	2155	0	8	2004	3	5575	N	N	23012 NE 126TH ST
007	868222	0100	6/20/03	\$465,160	2155	0	8	2002	3	6750	N	N	12447 235TH PL NE
007	868226	0080	6/12/04	\$483,651	2163	0	8	2004	3	5850	N	N	12559 SUN BREAK WY NE
007	868225	0250	6/7/04	\$495,414	2165	0	8	2004	3	6232	N	N	23418 NE 129TH CT
007	868225	0240	5/11/04	\$485,000	2165	0	8	2004	3	6835	N	N	23426 NE 129TH CT
007	868222	0130	3/25/03	\$564,525	2165	0	8	2002	3	6750	N	N	12446 235TH PL NE
007	868226	1860	7/7/04	\$490,942	2165	0	8	2004	3	6155	N	N	22935 NE 132ND ST
007	868222	0080	2/24/03	\$428,544	2165	0	8	2002	3	5747	N	N	12431 235TH PL NE
007	868223	0170	11/7/03	\$418,075	2165	0	8	2003	3	7001	N	N	12529 232ND TER NE
007	868226	1060	6/16/04	\$437,581	2165	0	8	2004	3	6788	N	N	23179 NE 128TH PL
007	868226	1520	7/7/04	\$525,217	2165	0	8	2004	3	5850	N	N	23151 NE 127TH WY
007	868221	0200	8/7/03	\$399,500	2165	0	8	2002	3	7456	N	N	12301 235TH PL NE
007	868223	0700	2/18/04	\$476,809	2165	0	8	2004	3	5629	N	N	23020 NE 126TH ST
007	868222	0300	3/19/03	\$505,595	2170	0	8	2002	3	5528	N	N	12537 237TH WY NE
007	868226	1890	7/23/04	\$520,863	2170	0	8	2004	3	5940	N	N	13216 230TH PL NE
007	868222	0290	5/19/03	\$476,642	2170	0	8	2002	3	5747	N	N	12529 237TH WY NE
007	868225	0300	2/26/04	\$627,768	2170	0	8	2004	3	6402	N	N	23327 NE 126TH ST
007	868222	0400	3/28/03	\$458,565	2170	0	8	2002	3	6750	N	N	12542 237TH WY NE
007	868222	0310	3/5/03	\$471,781	2170	0	8	2002	3	7253	N	N	12545 237TH WY NE

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868225	0340	3/4/04	\$498,822	2170	0	8	2004	3	5926	N	N	23347 NE 126TH ST
007	868223	1300	11/25/03	\$469,725	2170	0	8	2004	3	7774	N	N	12517 231ST AV NE
007	868223	0730	11/13/03	\$591,405	2170	0	8	2004	3	5562	N	N	22930 NE 126TH ST
007	868221	0730	6/20/03	\$400,000	2170	0	8	2002	3	5652	N	N	23753 NE 116TH PL
007	868222	0140	2/27/03	\$539,793	2170	0	8	2002	3	6750	N	N	12438 235TH PL NE
007	868222	0470	4/9/03	\$529,016	2170	0	8	2002	3	6427	N	N	23771 NE GREENS CROSSING RD
007	868222	0330	8/19/03	\$535,713	2170	0	8	2002	3	7102	N	N	12561 237TH WY NE
007	868223	0260	9/9/03	\$401,304	2170	0	8	2003	3	5580	N	N	12403 232ND TER NE
007	868223	0580	6/18/03	\$419,307	2170	0	8	2003	3	7152	N	N	12554 232ND WY NE
007	868223	0210	10/14/03	\$390,248	2170	0	8	2003	3	5580	N	N	12443 232ND TER NE
007	868223	0250	9/5/03	\$380,000	2170	0	8	2003	3	5580	N	N	12411 232ND TER NE
007	868225	0420	3/5/04	\$488,999	2170	0	8	2004	3	6519	N	N	23241 NE 126TH ST
007	868225	0270	7/23/04	\$480,731	2170	0	8	2004	3	9369	N	N	23303 NE 126TH ST
007	868223	0140	11/9/03	\$478,283	2170	0	8	2004	3	6750	N	N	12512 232ND TER NE
007	072506	9102	5/14/04	\$475,000	2180	0	8	1976	3	60112	N	N	7617 196TH AV NE
007	720226	0430	8/27/04	\$413,888	2190	0	8	2001	3	4956	N	N	22566 NE 99TH WY
007	720226	0360	3/1/04	\$400,000	2190	0	8	2001	3	4428	N	N	9905 227TH WY NE
007	812161	0020	11/24/03	\$330,000	2190	0	8	1974	3	40635	N	N	23044 NE 61ST ST
007	133090	0630	11/29/04	\$400,000	2210	0	8	1979	4	36315	N	N	4431 232ND AV NE
007	868223	0610	10/14/03	\$540,748	2210	0	8	2003	3	6327	N	N	23216 NE 126TH ST
007	124310	0201	8/19/03	\$365,000	2210	0	8	1964	3	60160	N	N	19325 NE REDMOND RD
007	042506	9085	8/18/03	\$474,500	2230	0	8	1987	3	45302	N	N	9010 218TH AV NE
007	178730	0180	7/28/03	\$393,000	2230	0	8	1985	4	35096	N	N	22923 NE 57TH ST
007	152506	9039	11/7/03	\$498,000	2250	0	8	1990	3	35360	N	N	4915 244TH AV NE
007	868225	0060	12/3/04	\$551,385	2280	0	8	2004	3	6880	N	N	13212 234TH CT NE
007	868225	0210	4/6/04	\$535,430	2280	0	8	2004	3	5580	N	N	23433 NE 129TH CT
007	868223	0600	10/14/03	\$621,502	2280	0	8	2003	3	6058	N	N	23224 NE 126TH ST
007	868222	0480	3/21/03	\$595,369	2280	0	8	2002	3	6427	N	N	23763 NE GREENS CROSSING RD
007	868222	0150	3/18/03	\$570,840	2280	0	8	2002	3	6815	N	N	12430 235TH PL NE
007	868222	0320	5/16/03	\$558,724	2280	0	8	2002	3	7186	N	N	12553 237TH WY NE
007	868223	0680	2/12/04	\$525,436	2280	0	8	2004	3	7231	N	N	23110 NE 126TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868223	0750	11/25/03	\$524,138	2280	0	8	2004	3	5562	N	N	22914 NE 126TH ST
007	868225	0100	4/17/04	\$510,811	2290	0	8	2004	3	6742	N	N	31350 234TH CT NE
007	720226	0140	12/4/04	\$468,000	2290	0	8	2001	3	7411	N	N	9825 225TH AV NE
007	868223	0650	4/29/04	\$430,798	2290	0	8	2004	3	8700	N	N	23134 NE 126TH ST
007	868225	0010	4/14/04	\$454,539	2290	0	8	2004	3	7378	N	N	23405 NE 131ST PL
007	868222	0420	12/16/03	\$413,553	2290	0	8	2003	3	6750	N	N	23758 NE GREENS CROSSING RD
007	868225	0200	12/6/04	\$568,950	2300	0	8	2004	3	5580	N	N	23425 NE 129TH CT
007	868225	0140	5/18/04	\$552,163	2300	0	8	2004	3	7726	N	N	13147 234TH CT NE
007	868223	0070	8/13/03	\$584,590	2300	0	8	2003	3	6750	N	N	12334 232ND TER NE
007	868222	0120	3/11/03	\$558,354	2300	0	8	2002	3	6750	N	N	12450 235TH PL NE
007	868223	0890	6/3/03	\$579,194	2300	0	8	2003	3	6659	N	N	12409 230TH PL NE
007	868222	0090	12/12/03	\$439,650	2300	0	8	2002	3	5580	N	N	12439 235TH PL NE
007	868221	0740	7/11/03	\$399,500	2300	0	8	2002	3	5882	N	N	23761 NE 116TH PL
007	868222	0380	6/25/03	\$442,354	2305	0	8	2002	3	6750	N	N	12558 237TH WY NE
007	868223	0670	3/15/04	\$588,925	2305	0	8	2004	3	7265	N	N	23118 NE 126TH ST
007	868223	0980	6/24/03	\$449,672	2305	0	8	2003	3	6244	N	N	23129 NE 124TH PL
007	868226	1500	5/28/04	\$571,081	2305	0	8	2004	3	5849	N	N	23127 NE 127TH WY
007	868222	0410	7/14/03	\$490,130	2310	0	8	2002	3	6750	N	N	12510 237TH WY NE
007	178730	0210	2/11/03	\$358,200	2310	0	8	1984	4	35096	N	N	22825 NE 57TH ST
007	868225	0070	4/28/04	\$479,750	2315	0	8	2004	3	7345	N	N	13134 234TH CT NE
007	868223	1270	1/6/04	\$464,023	2315	0	8	2004	3	5580	N	N	12431 231ST AV NE
007	868222	0030	5/21/03	\$425,000	2315	0	8	2002	3	5788	N	N	12333 235TH PL NE
007	868223	0180	10/6/03	\$412,927	2315	0	8	2003	3	6818	N	N	12521 232ND TER NE
007	868223	1430	9/23/03	\$424,796	2315	0	8	2003	3	5580	N	N	12416 230TH PL NE
007	868225	0150	4/10/04	\$416,701	2315	0	8	2004	3	6584	N	N	13131 234TH CT NE
007	868223	0010	5/12/03	\$483,427	2320	0	8	2002	3	6825	N	N	23215 NE 123RD ST
007	262170	0020	4/25/03	\$370,500	2320	0	8	1980	3	37424	N	N	7314 217TH PL NE
007	133091	0010	10/7/04	\$490,000	2330	0	8	1983	4	36301	N	N	22807 NE 51ST ST
007	262170	0080	9/16/04	\$394,000	2330	0	8	1980	3	33624	N	N	7340 216TH AV NE
007	720226	0390	10/22/03	\$417,000	2330	0	8	2001	3	5694	N	N	22598 NE 99TH WY
007	720226	0250	6/20/03	\$415,500	2330	0	8	2001	3	7512	N	N	22531 NE CASCARA CIR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720226	0340	10/2/04	\$415,000	2330	0	8	2001	3	4000	N	N	9921 227TH WY NE
007	727310	0028	11/30/04	\$485,668	2340	0	8	1987	3	53143	N	N	12028 194TH AV NE
007	868225	0120	5/7/04	\$521,694	2370	0	8	2004	3	8199	N	N	13155 234TH CT NE
007	868225	0030	6/22/04	\$492,841	2370	0	8	2004	3	5926	N	N	23421 NE 131ST PL
007	868223	0640	4/26/04	\$544,000	2370	0	8	2004	3	8596	N	N	23142 NE 126TH ST
007	106130	0040	8/15/03	\$365,000	2370	0	8	1988	3	36088	N	N	7508 216TH AV NE
007	868222	0010	11/19/03	\$392,358	2380	0	8	2002	3	5802	N	N	12317 235TH PL NE
007	868225	0050	4/30/04	\$451,255	2380	0	8	2004	3	7273	N	N	13118 234TH CT NE
007	381100	0160	7/30/03	\$370,000	2380	0	8	1981	3	33750	N	N	20409 NE 68TH ST
007	868223	0740	12/29/03	\$525,975	2380	0	8	2004	3	5562	N	N	22922 NE 126TH ST
007	868221	0750	4/17/03	\$375,514	2380	0	8	2002	3	6980	N	N	23769 NE 116TH PL
007	868222	0270	5/19/03	\$530,325	2390	0	8	2002	3	5788	N	N	12513 237TH WY NE
007	868223	0790	11/3/03	\$465,000	2390	0	8	2003	3	6811	N	N	12535 230TH PL NE
007	868222	0240	7/20/03	\$480,000	2390	0	8	2003	3	5788	N	N	23726 NE GREENS CROSSING RD
007	868222	0430	7/17/03	\$447,040	2390	0	8	2003	3	7220	N	N	23766 NE GREENS CROSSING RD
007	868222	0370	11/14/03	\$410,665	2390	0	8	2003	3	5580	N	N	12604 237TH WY NE
007	868223	0060	8/15/03	\$537,087	2390	0	8	2003	3	6750	N	N	12326 232ND TER NE
007	868223	0720	1/2/04	\$543,831	2390	0	8	2004	3	5562	N	N	23004 NE 126TH ST
007	868226	1510	7/9/04	\$552,435	2390	0	8	2004	3	6064	N	N	23135 NE 127TH WY
007	868225	0290	3/31/04	\$528,567	2390	0	8	2004	3	5645	N	N	23319 NE 126TH ST
007	868223	1280	12/17/03	\$410,690	2390	0	8	2004	3	5580	N	N	12439 231ST AV NE
007	868223	0590	10/13/03	\$600,194	2395	0	8	2003	3	6143	N	N	23232 NE 126TH ST
007	042506	9081	9/3/03	\$447,000	2400	0	8	1988	3	47480	N	N	9009 218TH AV NE
007	868222	0460	12/9/03	\$531,432	2425	0	8	2002	3	6427	N	N	23779 NE GREENS CROSSING RD
007	727310	0258	10/24/03	\$620,000	2490	0	8	1999	3	77972	N	N	12101 194TH AV NE
007	102506	9067	6/7/04	\$475,000	2490	0	8	1977	4	82188	N	N	7714 230TH AV NE
007	092506	9090	4/5/04	\$499,950	2530	0	8	2004	3	21260	N	N	8001 219TH AV NE
007	178730	0120	3/18/03	\$500,000	2560	0	8	1984	4	82297	N	N	23138 NE 57TH ST
007	751121	0020	3/4/04	\$467,500	2560	0	8	1984	3	39045	N	N	22723 NE 46TH ST
007	381100	0130	3/30/04	\$437,500	2570	0	8	1980	3	20000	N	N	6817 205TH AV NE
007	152506	9086	10/7/03	\$465,950	2570	0	8	1988	3	87139	N	N	4518 243RD AV NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	381100	0080	6/23/04	\$487,600	2580	0	8	1982	3	39330	N	N	20530 NE 68TH ST
007	868226	1870	7/27/04	\$611,624	2630	0	8	2004	3	8930	N	N	13200 230TH PL NE
007	868222	0390	12/19/03	\$445,015	2630	0	8	2003	3	6750	N	N	12550 237TH WY NE
007	868222	0070	12/16/03	\$434,234	2630	0	8	2002	3	5788	N	N	12423 235TH PL NE
007	868223	0160	2/2/04	\$495,063	2630	0	8	2004	3	6475	N	N	12528 232ND TER NE
007	720226	0520	8/29/03	\$460,000	2680	0	8	2000	3	7483	N	N	22521 NE 99TH WY
007	133090	0480	9/4/03	\$412,000	2680	570	8	1983	3	40500	N	N	4715 229TH PL NE
007	751120	0250	4/9/04	\$532,000	2750	0	8	1982	4	39750	N	N	5308 222ND AV NE
007	720226	0540	9/1/04	\$500,000	2750	0	8	2000	3	7026	N	N	22537 NE 99TH WY
007	720226	0120	8/4/03	\$444,000	2750	0	8	2000	3	8353	N	N	9809 225TH AV NE
007	720227	0210	3/28/03	\$476,990	2760	0	8	2003	3	6930	N	N	9966 229TH LN NE
007	868222	0250	11/13/03	\$490,000	2760	0	8	2003	3	5788	N	N	23734 NE GREENS CROSSING RD
007	720227	0180	6/2/03	\$461,500	2760	0	8	2003	3	6423	N	N	22848 NE 100TH PL
007	720226	0010	11/3/04	\$503,800	2770	0	8	2001	3	6361	N	N	22633 NE 98TH PL
007	720226	0530	3/22/04	\$500,000	2780	0	8	2000	3	7176	N	N	22529 NE 99TH WY
007	720226	0130	8/1/03	\$449,995	2780	0	8	2000	3	7581	N	N	9817 225TH AV NE
007	102506	9041	5/15/03	\$475,000	2850	0	8	1998	3	105851	N	N	24311 NE 80TH ST
007	720227	0230	3/6/03	\$465,000	2970	0	8	2003	3	6582	N	N	9950 229TH LN NE
007	720227	0190	4/22/03	\$462,990	2970	0	8	2003	3	7207	N	N	10018 229TH LN NE
007	720227	0260	2/24/03	\$459,890	2970	0	8	2002	3	7390	N	N	9926 229TH LN NE
007	720227	0140	2/20/03	\$454,000	2970	0	8	2003	3	5696	N	N	22816 NE 100TH PL
007	720227	1060	6/2/04	\$495,000	2980	0	8	2001	3	5896	N	N	9807 229TH LN NE
007	950885	0190	5/28/03	\$420,000	2990	0	8	1979	4	35000	N	N	6923 237TH AV NE
007	322606	9045	8/1/03	\$525,471	3000	0	8	1996	3	75358	N	N	20909 NE 115TH ST
007	108561	0060	10/18/04	\$619,500	3050	0	8	1997	3	24602	N	N	6410 214TH AV NE
007	720227	0170	6/14/04	\$487,000	3140	0	8	2003	3	5698	N	N	22840 NE 100TH PL
007	720227	0170	1/13/03	\$459,990	3140	0	8	2003	3	5698	N	N	22840 NE 100TH PL
007	720227	0200	6/13/03	\$465,000	3150	0	8	2003	3	5587	N	N	10010 229TH LN NE
007	720227	0150	1/23/03	\$464,990	3150	0	8	2003	3	5638	N	N	22824 NE 100TH PL
007	720227	0960	1/10/03	\$450,990	3150	0	8	2002	3	6807	N	N	9959 229TH LN NE
007	868225	0110	6/15/04	\$669,759	3360	0	8	2004	3	9746	N	N	13158 234TH CT NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	951086	0590	11/7/03	\$335,000	1690	0	9	2003	3	3332	N	N	6515 188TH PL NE
007	951091	0020	12/23/03	\$364,000	1695	0	9	2001	3	3910	N	N	6320 189TH PL NE
007	951086	0200	9/22/04	\$405,500	1700	0	9	2003	3	3395	N	N	6526 190TH AV NE
007	951086	0210	8/3/03	\$358,000	1700	0	9	2003	3	3563	N	N	6528 190TH AV NE
007	951086	0250	8/19/03	\$340,000	1700	0	9	2003	3	3431	N	N	6636 190TH AV NE
007	951086	0570	4/14/03	\$329,977	1700	0	9	2003	3	3528	N	N	6519 188TH PL NE
007	951086	0510	7/22/03	\$329,000	1700	0	9	2003	3	3340	N	N	6631 188TH PL NE
007	951086	0480	3/7/03	\$324,216	1700	0	9	2003	3	3300	N	N	6703 188TH PL NE
007	951086	0690	12/15/03	\$366,922	1770	0	9	2003	3	3269	N	N	6551 191ST PL NE
007	951086	0640	12/5/03	\$357,403	1770	0	9	2003	3	3427	N	N	6661 191ST PL NE
007	951086	0610	12/3/03	\$356,855	1780	0	9	2004	3	3269	N	N	6767 191ST PL NE
007	951086	0650	12/4/03	\$362,578	1850	0	9	2003	3	3329	N	N	6659 191ST PL NE
007	951086	0620	11/19/03	\$359,433	1850	0	9	2004	3	3272	N	N	6765 191ST PL NE
007	951086	0670	12/9/03	\$354,504	1850	0	9	2003	3	3272	N	N	6555 191ST PL NE
007	951086	0530	10/2/03	\$348,282	1870	0	9	2003	3	3533	N	N	6627 188TH PL NE
007	951086	0230	9/15/03	\$343,705	1870	0	9	2003	3	3563	N	N	6532 190TH AV NE
007	951086	0240	8/22/03	\$344,000	1870	0	9	2003	3	3497	N	N	6534 190TH AV NE
007	951086	0300	6/6/03	\$340,127	1870	0	9	2003	3	3290	N	N	6754 190TH AV NE
007	951086	0500	8/29/03	\$329,000	1870	0	9	2003	3	3338	N	N	6633 188TH PL NE
007	951086	0260	6/23/03	\$338,000	1870	0	9	2003	3	3365	N	N	6638 190TH AV NE
007	951086	0550	6/16/03	\$332,000	1870	0	9	2003	3	3674	N	N	6523 188TH PL NE
007	951086	0280	6/13/03	\$336,000	1870	0	9	2003	3	3334	N	N	6642 190TH AV NE
007	951091	0460	6/8/04	\$365,000	1900	0	9	2002	3	3631	N	N	18857 NE 62ND WY
007	951086	0680	12/17/03	\$380,475	1920	0	9	2003	3	3271	N	N	6553 191ST PL NE
007	951086	0560	4/16/03	\$357,799	1920	0	9	2003	3	3624	N	N	6521 188TH PL NE
007	951086	0660	12/9/03	\$365,000	1920	0	9	2003	3	3272	N	N	6557 191ST PL NE
007	951086	0630	11/20/03	\$355,950	1920	0	9	2003	3	3272	N	N	6763 191ST PL NE
007	951086	0490	4/9/03	\$345,714	1920	0	9	2003	3	4155	N	N	6701 188TH PL NE
007	951086	0270	10/21/03	\$379,410	1930	0	9	2003	3	3299	N	N	6640 190TH AV NE
007	951086	0220	7/16/03	\$374,038	1930	0	9	2003	3	3599	N	N	6530 190TH AV NE
007	951086	0540	4/14/03	\$359,613	1930	0	9	2003	3	3628	N	N	6625 188TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	951086	0310	8/12/03	\$359,150	1930	0	9	2003	3	3219	N	N	6756 190TH AV NE
007	951086	0470	4/1/03	\$349,019	1930	0	9	2003	3	3573	N	N	6705 188TH PL NE
007	951086	0580	3/31/03	\$339,000	1930	0	9	2003	3	3430	N	N	6517 188TH PL NE
007	951086	0520	7/28/03	\$358,900	1950	0	9	2003	3	3437	N	N	6629 188TH PL NE
007	951086	0290	5/29/03	\$356,000	1950	0	9	2003	3	3875	N	N	6752 190TH AV NE
007	951091	0430	5/7/04	\$390,000	1960	0	9	2002	3	4634	N	N	6109 189TH PL NE
007	951086	0600	8/18/03	\$347,366	1960	0	9	2003	3	3365	N	N	6511 188TH PL NE
007	152506	9101	3/17/04	\$377,000	2010	0	9	1989	3	29920	N	N	23624 NE 54TH PL
007	951086	0050	12/3/03	\$432,000	2030	0	9	2003	3	4169	N	N	6522 188TH PL NE
007	951086	0080	10/17/03	\$387,175	2030	0	9	2003	3	4144	N	N	6630 188TH PL NE
007	951086	0040	10/9/03	\$392,858	2030	0	9	2003	3	4143	N	N	6520 188TH PL NE
007	951086	0130	3/4/03	\$393,668	2030	0	9	2003	3	4142	N	N	6637 190TH AV NE
007	951086	0010	4/11/03	\$378,000	2030	0	9	2003	3	4792	N	N	6512 188TH PL NE
007	951091	0210	7/13/04	\$439,000	2040	0	9	2002	3	4566	N	N	6056 189TH PL NE
007	951086	1100	10/12/04	\$410,000	2070	0	9	2004	3	4050	N	N	19147 NE 66TH WY
007	951086	1100	1/8/04	\$377,887	2070	0	9	2004	3	4050	N	N	19147 NE 66TH WY
007	951086	0360	10/22/03	\$367,296	2080	0	9	2003	3	3600	N	N	18945 NE 68TH ST
007	951086	0370	10/7/03	\$364,083	2080	0	9	2003	3	3600	N	N	18943 NE 68TH ST
007	951086	0440	8/8/03	\$362,374	2080	0	9	2003	3	3600	N	N	18885 NE 68TH ST
007	951086	0400	8/16/03	\$356,000	2080	0	9	2003	3	3600	N	N	18893 NE 68TH ST
007	951086	0990	6/1/04	\$411,522	2090	0	9	2004	3	4174	N	N	19143 NE 65TH WY
007	951086	0920	1/13/04	\$399,876	2090	0	9	2004	3	3906	N	N	19108 NE 64TH WY
007	033935	0050	1/7/04	\$406,914	2090	0	9	2004	3	7373	N	N	18417 NE 95TH CT
007	951086	0910	1/5/04	\$381,000	2090	0	9	2004	3	3906	N	N	19110 NE 64TH WY
007	951091	0040	4/29/04	\$417,000	2090	0	9	2004	3	3894	N	N	6312 189TH PL NE
007	951091	0010	12/16/03	\$422,000	2095	0	9	2001	3	4442	N	N	6324 189TH PL NE
007	951086	0190	6/14/04	\$450,000	2100	0	9	2003	3	4048	N	N	6525 190TH AV NE
007	951086	0120	3/13/03	\$401,323	2100	0	9	2003	3	4142	N	N	6639 190TH AV NE
007	951086	0070	7/9/03	\$398,415	2100	0	9	2003	3	4144	N	N	6628 188TH PL NE
007	951086	0020	4/23/03	\$393,500	2100	0	9	2003	3	4141	N	N	6516 188TH PL NE
007	951086	0170	5/16/03	\$389,768	2100	0	9	2003	3	4122	N	N	6529 190TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	951086	0190	3/18/03	\$389,000	2100	0	9	2003	3	4048	N	N	6525 190TH AV NE
007	951086	1130	4/21/04	\$387,306	2100	0	9	2004	3	4050	N	N	19153 NE 66TH WY
007	951086	0100	7/1/03	\$424,261	2110	0	9	2003	3	5021	N	N	6634 188TH PL NE
007	951086	1050	4/9/04	\$410,050	2110	0	9	2004	3	4797	N	N	19132 NE 65TH WY
007	951086	0150	5/9/03	\$394,415	2110	0	9	2003	3	4142	N	N	6533 190TH AV NE
007	951086	0110	4/1/03	\$394,000	2110	0	9	2003	3	4126	N	N	6641 190TH AV NE
007	033935	0130	5/14/04	\$424,950	2120	0	9	2004	3	6596	N	N	18426 NE 95TH CT
007	951086	0390	11/14/03	\$378,000	2140	0	9	2003	3	3831	N	N	18895 NE 68TH ST
007	951086	0380	9/19/03	\$376,000	2140	0	9	2003	3	3830	N	N	18941 NE 68TH ST
007	033935	0110	6/1/04	\$419,950	2210	0	9	2004	3	5236	N	N	18418 NE 95TH CT
007	951091	0140	11/17/03	\$426,500	2225	0	9	2002	3	4938	N	N	6124 189TH PL NE
007	951086	0350	10/1/03	\$363,800	2230	0	9	2003	3	3600	N	N	18947 NE 68TH ST
007	951086	0330	6/13/03	\$370,240	2230	0	9	2003	3	3600	N	N	19003 NE 68TH ST
007	951086	0410	5/21/03	\$362,782	2230	0	9	2003	3	3926	N	N	18891 NE 68TH ST
007	951086	1010	1/30/04	\$377,242	2240	0	9	2004	3	3959	N	N	19140 NE 65TH WY
007	042506	9175	4/4/03	\$542,000	2250	0	9	1989	4	49658	N	N	9215 219TH PL NE
007	951086	1060	4/8/04	\$402,638	2250	0	9	2004	3	5530	N	N	19130 NE 65TH WY
007	951086	1090	1/5/04	\$384,000	2250	0	9	2004	3	4837	N	N	19145 NE 66TH WY
007	951086	1110	1/14/04	\$378,713	2250	0	9	2004	3	4050	N	N	19149 NE 66TH WY
007	951086	1030	2/25/04	\$374,647	2250	0	9	2004	3	4316	N	N	19136 NE 65TH WY
007	951086	1120	3/17/04	\$377,000	2250	0	9	2004	3	4050	N	N	19151 NE 66TH WY
007	951086	1020	1/14/04	\$368,000	2250	0	9	2004	3	4061	N	N	19138 NE 65TH WY
007	951086	0960	6/1/04	\$412,263	2270	0	9	2004	3	3882	N	N	19137 NE 65TH WY
007	732290	0270	6/26/03	\$434,232	2310	0	9	1987	4	41479	N	N	5104 243RD AV NE
007	732290	0340	8/5/04	\$490,000	2360	0	9	1988	4	50529	N	N	5014 240TH AV NE
007	732290	0380	7/13/04	\$488,000	2360	0	9	1987	4	50529	N	N	5216 240TH AV NE
007	951086	0140	6/23/03	\$416,921	2380	0	9	2003	3	4142	N	N	6635 190TH AV NE
007	152506	9072	8/22/03	\$467,000	2380	0	9	1989	4	37759	N	N	23608 NE 54TH PL
007	732290	0160	11/5/04	\$495,000	2390	0	9	1987	3	35780	N	N	5115 240TH AV NE
007	951097	0580	7/16/04	\$424,396	2390	0	9	2004	3	4886	N	N	6451 193RD PL NE
007	732290	0160	7/15/03	\$470,000	2390	0	9	1987	3	35780	N	N	5115 240TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	951097	0460	8/6/04	\$416,064	2390	0	9	2004	3	4226	N	N	6456 192ND PL NE
007	951097	0430	7/28/04	\$407,000	2390	0	9	2004	3	3960	N	N	6450 192ND PL NE
007	732290	0160	5/16/03	\$446,500	2390	0	9	1987	3	35780	N	N	5115 240TH AV NE
007	868221	0270	9/11/03	\$496,600	2390	0	9	2002	3	6012	N	N	12266 235TH PL NE
007	042506	9104	2/10/03	\$469,456	2410	0	9	1989	4	46609	N	N	8520 219TH AV NE
007	951086	1000	2/3/04	\$396,412	2410	0	9	2004	3	3905	N	N	19142 NE 65TH WY
007	951086	0460	4/8/03	\$373,586	2410	0	9	2003	3	4399	N	N	18881 NE 68TH ST
007	951097	1080	8/16/04	\$417,081	2420	0	9	2004	3	4134	N	N	19148 NE 66TH WY
007	732290	0140	5/29/03	\$450,000	2420	0	9	1987	4	31725	N	N	5135 240TH AV NE
007	951086	0420	7/9/03	\$382,000	2420	0	9	2003	3	4657	N	N	18889 NE 68TH ST
007	951086	1040	3/5/04	\$419,740	2430	0	9	2004	3	4486	N	N	19134 NE 65TH WY
007	951086	0090	8/28/03	\$426,669	2440	0	9	2003	3	4144	N	N	6632 188TH PL NE
007	951086	0160	7/10/03	\$413,203	2440	0	9	2003	3	4147	N	N	6531 190TH AV NE
007	951086	0060	5/28/03	\$418,107	2440	0	9	2003	3	4153	N	N	6626 188TH PL NE
007	951086	0180	7/18/03	\$409,518	2440	0	9	2003	3	4086	N	N	6527 190TH AV NE
007	951091	0030	5/5/04	\$435,536	2450	0	9	2004	3	3909	N	N	6518 188TH PL NE
007	951086	0930	3/17/04	\$426,579	2450	0	9	2004	3	3906	N	N	19106 NE 64TH WY
007	951086	0950	1/26/04	\$425,984	2450	0	9	2004	3	3969	N	N	19135 NE 65TH WY
007	951086	0890	6/4/04	\$425,127	2450	0	9	2004	3	4239	N	N	19114 NE 104TH WY
007	951086	0980	2/25/04	\$423,718	2450	0	9	2004	3	4079	N	N	19141 NE 65TH WY
007	951086	0970	3/16/04	\$419,709	2450	0	9	2004	3	4167	N	N	19139 NE 65TH WY
007	033935	0100	9/24/04	\$425,000	2460	0	9	2004	3	5181	N	N	18414 NE 95TH CT
007	732290	0360	9/9/04	\$500,000	2470	0	9	1987	4	51836	N	N	5132 240TH AV NE
007	033935	0010	4/1/04	\$459,950	2490	0	9	2004	3	4671	N	N	18437 NE 95TH CT
007	033935	0080	4/8/04	\$439,950	2490	0	9	2004	3	4354	N	N	18406 NE 95TH CT
007	951086	0320	7/2/03	\$402,323	2500	0	9	2003	3	5537	N	N	19005 NE 68TH ST
007	951086	0340	9/3/03	\$392,057	2500	0	9	2003	3	3600	N	N	18949 NE 68TH ST
007	951086	0430	8/7/03	\$380,000	2500	0	9	2003	3	3600	N	N	18887 NE 68TH ST
007	951086	0450	7/3/03	\$385,000	2500	0	9	2003	3	3600	N	N	18883 NE 68TH ST
007	868226	0010	6/9/04	\$700,738	2510	0	9	2004	3	6750	N	N	22907 NE 126TH ST
007	868222	0260	4/17/03	\$550,293	2510	0	9	2002	3	5788	N	N	23742 NE GREENS CROSSING RD

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868222	0200	4/28/03	\$598,702	2510	0	9	2002	3	6750	N	N	12328 235TH PL NE
007	868221	0220	10/31/03	\$521,269	2510	0	9	2002	3	6888	N	N	12308 235TH PL NE
007	868221	1230	7/16/03	\$475,870	2510	0	9	2002	3	7192	N	N	11828 239TH AV NE
007	868223	0040	6/11/03	\$572,677	2510	0	9	2002	3	8571	N	N	12310 232ND TER NE
007	732290	0390	8/12/03	\$444,000	2510	0	9	1987	4	54885	N	N	5226 240TH AV NE
007	033935	0090	3/4/04	\$424,950	2520	0	9	2004	3	4674	N	N	18410 NE 95TH CT
007	033935	0030	4/8/04	\$489,950	2540	0	9	2004	3	6302	N	N	18429 NE 95TH CT
007	033935	0140	7/19/04	\$489,950	2540	0	9	2004	3	6678	N	N	18430 NE 95TH CT
007	951097	1090	7/27/04	\$416,622	2540	0	9	2004	3	4564	N	N	19146 NE 66TH WY
007	951097	1030	7/8/04	\$416,056	2540	0	9	2004	3	3976	N	N	19206 NE 66TH WY
007	951097	1060	7/21/04	\$413,870	2540	0	9	2004	3	4134	N	N	19156 NE 66TH WY
007	951097	1020	7/26/04	\$409,000	2540	0	9	2004	3	4384	N	N	19208 NE 66TH WY
007	951086	1140	3/31/04	\$406,000	2550	0	9	2004	3	5376	N	N	19155 NE 66TH WY
007	152506	9083	12/1/03	\$700,000	2560	0	9	1998	3	221284	N	N	4420 243RD AV NE
007	092506	9114	12/16/04	\$495,000	2560	0	9	1975	3	156816	N	N	6527 225TH AV NE
007	033935	0020	6/22/04	\$462,950	2570	0	9	2004	3	5317	N	N	18433 NE 95TH CT
007	805350	0185	10/29/04	\$525,000	2570	310	9	1990	3	104544	N	N	10518 206TH AV NE
007	951086	0900	1/28/04	\$411,000	2590	0	9	2004	3	3955	N	N	19112 NE 64TH WY
007	951086	0940	1/11/04	\$441,751	2600	0	9	2004	3	4320	N	N	19133 NE 65TH WY
007	951086	0880	5/14/04	\$437,708	2600	0	9	2004	3	4730	N	N	19116 NE 64TH WY
007	868222	0220	6/2/03	\$456,450	2600	0	9	2002	3	5802	N	N	23714 NE GREENS CROSSING RD
007	868223	0120	4/1/04	\$729,072	2620	0	9	2004	3	6750	N	N	12436 232ND TER NE
007	033935	0040	3/30/04	\$479,950	2620	0	9	2004	3	6071	N	N	18423 NE 95TH CT
007	033935	0160	2/11/04	\$469,950	2620	0	9	2004	3	5215	N	N	9507 184TH CT NE
007	732290	0310	7/15/03	\$432,000	2620	0	9	1987	4	45302	N	N	5103 243RD AV NE
007	868223	0820	9/30/03	\$583,661	2630	0	9	2003	3	8411	N	N	12511 230TH PL NE
007	092506	9103	4/12/04	\$551,000	2650	0	9	1982	3	46609	N	N	6215 225TH AV NE
007	732290	0100	5/15/03	\$439,950	2650	0	9	1987	4	40027	N	N	5233 240TH AV NE
007	868222	0190	7/29/03	\$663,006	2680	0	9	2002	3	6750	N	N	12336 235TH PL NE
007	751121	0080	7/30/03	\$514,000	2680	0	9	1984	3	38335	N	N	22539 NE 46TH ST
007	868222	0230	8/6/03	\$536,003	2680	0	9	2002	3	5788	N	N	23722 NE GREENS CROSSING RD

Improved Sales Used in this Annual Update Analysis
Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868222	0170	4/3/03	\$596,612	2680	0	9	2002	3	6750	N	N	12414 235TH PL NE
007	868222	0440	10/23/03	\$453,941	2680	0	9	2003	3	9287	N	N	23774 NE GREENS CROSSING RD
007	868222	0360	9/24/03	\$469,979	2685	0	9	2003	3	6815	N	N	12612 237TH WY NE
007	868223	0810	10/8/03	\$640,782	2690	0	9	2003	3	6774	N	N	12519 230TH PL NE
007	868221	1220	7/25/03	\$494,000	2695	0	9	2002	3	7016	N	N	11820 239TH AV NE
007	868223	0690	4/2/04	\$513,700	2695	0	9	2004	3	8699	N	N	23028 NE 126TH ST
007	868221	0230	6/19/03	\$583,877	2695	0	9	2002	3	7340	N	N	12298 235TH PL NE
007	868223	0130	11/26/03	\$616,417	2695	0	9	2004	3	6750	N	N	12504 232ND TER NE
007	868223	0090	12/30/03	\$614,541	2695	0	9	2004	3	6750	N	N	12412 232ND TER NE
007	868223	0110	11/14/03	\$600,171	2695	0	9	2004	3	6750	N	N	12428 232ND TER NE
007	868223	0770	5/10/04	\$531,545	2695	0	9	2004	3	6750	N	N	22923 NE 126TH ST
007	033935	0060	7/20/04	\$499,950	2700	0	9	2004	3	9156	N	N	18409 NE 95TH CT
007	732290	0210	3/5/03	\$425,000	2700	0	9	1988	3	32920	N	N	5009 240TH AV NE
007	162506	9098	10/31/03	\$860,000	2700	0	9	1987	4	494842	N	N	5516 224TH AV NE
007	868222	0450	9/4/03	\$535,090	2705	0	9	2003	3	6427	N	N	23782 NE GREENS CROSSING RD
007	868223	0030	5/2/03	\$542,073	2705	0	9	2002	3	8227	N	N	23231 NE 123RD ST
007	322606	9059	10/7/04	\$665,000	2730	1660	9	1974	4	190357	N	N	21010 NE 108TH ST
007	033935	0150	8/11/04	\$499,950	2740	0	9	2004	3	5735	N	N	18434 NE 95TH CT
007	172506	9041	1/23/03	\$699,995	2760	830	9	1931	5	82764	N	N	19810 NE 55TH PL
007	951097	0450	8/9/04	\$432,000	2760	0	9	2004	3	3602	N	N	6464 192ND PL NE
007	166850	0090	5/20/04	\$524,000	2770	0	9	1987	4	39529	N	N	4519 223RD PL NE
007	868226	0020	8/3/04	\$687,012	2800	0	9	2004	3	6728	N	N	22906 NE 126TH PL
007	868221	0690	9/17/03	\$470,000	2800	0	9	2002	3	6821	N	N	23721 NE 116TH PL
007	868223	0100	12/8/03	\$592,872	2800	0	9	2004	3	6750	N	N	12420 232ND TER NE
007	732290	0200	10/27/03	\$485,000	2810	0	9	1988	3	35876	N	N	5017 240TH AV NE
007	951086	0730	3/9/04	\$572,000	2820	1100	9	2004	3	6498	N	N	19127 NE 65TH WY
007	951086	0810	7/15/04	\$502,252	2840	0	9	2004	3	5298	N	N	19105 NE 64TH WY
007	951086	0740	6/10/04	\$601,000	2840	1280	9	2004	3	5973	N	N	6449 191ST PL NE
007	951086	0830	6/21/04	\$511,000	2850	0	9	2004	3	5341	N	N	19109 NE 64TH WY
007	868221	0240	10/23/03	\$575,000	2860	0	9	2002	3	6874	N	N	12290 235TH PL NE
007	720230	0190	5/19/03	\$487,990	2900	0	9	2003	3	6400	N	N	9447 221ST PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720230	0240	12/30/03	\$541,144	2930	0	9	2003	3	6191	N	N	9407 221ST PL NE
007	720230	0470	5/24/04	\$529,990	2930	0	9	2004	3	6245	N	N	9420 222ND AV NE
007	720230	0360	3/18/04	\$525,450	2930	0	9	2004	3	6565	N	N	22155 NE 93RD ST
007	720230	0530	4/15/04	\$517,990	2930	0	9	2003	3	6628	N	N	9350 221ST PL NE
007	720230	0590	4/12/04	\$512,990	2930	0	9	2004	3	7222	N	N	9343 222ND AV NE
007	720230	0300	2/13/04	\$497,990	2930	0	9	2003	3	6530	N	N	9317 221ST PL NE
007	172506	9095	1/27/03	\$393,800	2940	0	9	1990	4	92347	Y	N	20822 NE 58TH ST
007	868222	0280	8/26/03	\$602,463	2970	0	9	2003	3	5788	N	N	12521 237TH WY NE
007	732290	0190	10/28/04	\$515,000	2980	0	9	1988	4	36902	N	N	5025 240TH AV NE
007	951086	0770	5/27/04	\$581,000	3000	1110	9	2004	3	6899	N	N	6443 191ST PL NE
007	720230	0410	4/26/04	\$555,990	3010	0	9	2004	3	8056	N	N	9324 222ND AV NE
007	720230	0620	6/2/04	\$520,990	3010	0	9	2004	3	7462	N	N	9411 222ND AV NE
007	102506	9245	8/3/04	\$461,000	3060	0	9	1991	3	50529	N	N	7314 238TH AV NE
007	751121	0110	4/1/03	\$485,000	3090	0	9	1984	3	30756	N	N	4524 224TH PL NE
007	082506	9078	11/1/04	\$600,000	3100	0	9	1986	3	97661	N	N	6300 208TH AV SE
007	032506	9050	2/13/04	\$627,000	3110	0	9	2003	3	28401	N	N	8014 243RD PL NE
007	033950	0090	4/29/04	\$646,300	3170	0	9	1988	3	40866	N	N	18808 NE 103RD ST
007	951086	0790	5/20/04	\$517,000	3170	0	9	2004	3	7161	N	N	19101 NE 64TH WY
007	720230	0120	8/22/03	\$499,990	3170	0	9	2003	3	7432	N	N	9633 222ND AV NE
007	951086	0800	3/16/04	\$503,000	3180	0	9	2004	3	6243	N	N	19103 NE 64TH WY
007	102506	9215	4/29/03	\$490,000	3200	0	9	1991	3	44431	N	N	23501 NE UNION HILL RD
007	720230	0020	3/22/04	\$510,990	3230	0	9	2003	3	5930	N	N	9610 222ND AV NE
007	102506	9219	4/3/03	\$568,500	3270	0	9	1999	3	40176	N	N	22817 NE 74TH ST
007	312150	0290	7/24/03	\$590,000	3280	0	9	1993	3	57806	N	N	7845 235TH PL NE
007	951086	0850	5/4/04	\$509,769	3290	0	9	2004	3	6682	N	N	19115 NE 64TH WY
007	951086	0820	2/4/04	\$485,000	3290	0	9	2004	3	5318	N	N	19107 NE 64TH WY
007	951086	0860	4/2/04	\$532,950	3310	0	9	2004	3	6482	N	N	19117 NE 64TH WY
007	951086	0840	2/20/04	\$496,000	3310	0	9	2004	3	5404	N	N	19111 NE 64TH WY
007	951086	0870	5/10/04	\$492,000	3310	0	9	2004	3	5747	N	N	19119 NE 64TH WY
007	124310	0186	2/18/03	\$630,000	3320	0	9	1999	3	22061	N	N	10302 192ND AV NE
007	720236	0750	9/24/04	\$579,990	3330	0	9	2004	3	8592	N	N	8602 236TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720236	0020	10/11/04	\$569,000	3330	0	9	2004	3	8082	N	N	8609 236TH AV NE
007	720236	0710	9/7/04	\$554,990	3330	0	9	2004	3	7605	N	N	8634 236TH AV NE
007	751121	0310	8/29/03	\$475,000	3350	0	9	1985	3	35298	N	N	22720 NE 46TH ST
007	868223	0630	1/27/04	\$756,289	3360	0	9	2004	3	8184	N	N	23150 NE 126TH ST
007	868226	1530	6/30/04	\$709,975	3360	0	9	2004	3	6750	N	N	23167 NE 127TH WY
007	868226	0030	6/25/04	\$704,657	3360	0	9	2004	3	6729	N	N	22844 NE 126TH PL
007	868223	0760	4/5/04	\$748,475	3360	0	9	2004	3	6750	N	N	22915 NE 126TH ST
007	868222	0180	4/19/03	\$705,978	3360	0	9	2002	3	6750	N	N	12406 235TH PL NE
007	868222	0340	4/15/03	\$693,287	3360	0	9	2002	3	7624	N	N	12603 237TH WY NE
007	868223	0080	2/23/04	\$700,162	3360	0	9	2004	3	6750	N	N	12342 232ND TER NE
007	868222	0210	3/17/03	\$640,255	3360	0	9	2002	3	6750	N	N	12316 235TH PL NE
007	868223	0900	5/27/03	\$680,964	3360	0	9	2003	3	8976	N	N	12401 230TH PL NE
007	868223	0050	7/15/03	\$658,744	3360	0	9	2003	3	6811	N	N	12318 232ND TER NE
007	720230	0200	8/30/04	\$615,000	3370	0	9	2003	3	7111	N	N	9439 221ST PL NE
007	720230	0200	9/3/03	\$563,000	3370	0	9	2003	3	7111	N	N	9439 221ST PL NE
007	720230	0070	10/3/03	\$559,295	3370	0	9	2003	3	6245	N	N	9650 222ND AV NE
007	720230	0090	12/12/03	\$549,990	3370	0	9	2003	3	6451	N	N	9664 22ND AV NE
007	720230	0050	8/15/03	\$539,990	3370	0	9	2003	3	6629	N	N	9634 222ND AV NE
007	720230	0180	5/28/03	\$532,990	3370	0	9	2003	3	7291	N	N	9455 221ST PL NE
007	720230	0220	4/1/03	\$529,990	3370	0	9	2003	3	6277	N	N	9423 221ST PL NE
007	720230	0500	4/19/04	\$534,990	3370	0	9	2003	3	6456	N	N	9418 221ST PL NE
007	720230	0140	4/14/03	\$505,476	3370	0	9	2003	3	6223	N	N	9617 222ND AV NE
007	720230	0550	4/22/04	\$546,990	3430	0	9	2004	3	6975	N	N	9334 221ST PL NE
007	751121	0150	6/15/04	\$599,950	3440	0	9	1984	3	38009	N	N	22407 NE 46TH ST
007	720230	0600	3/16/04	\$531,990	3470	0	9	2004	3	6545	N	N	9351 222ND AV NE
007	720230	0460	11/6/03	\$561,990	3480	0	9	2003	3	8081	N	N	9412 222ND AV NE
007	720230	0330	8/20/03	\$554,990	3480	0	9	2003	3	8528	N	N	22131 NE 93RD ST
007	720230	0040	8/8/03	\$550,000	3480	0	9	2003	3	6262	N	N	9626 222ND AV NE
007	720230	0230	3/26/04	\$554,001	3480	0	9	2003	3	6098	N	N	9415 221ST PL NE
007	720230	0440	11/25/03	\$549,990	3480	0	9	2003	3	7636	N	N	9348 222ND AV NE
007	720230	0150	6/24/03	\$515,000	3480	0	9	2003	3	6357	N	N	9609 222ND AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720230	0080	9/29/03	\$559,990	3490	0	9	2003	3	8139	N	N	9658 222ND AV NE
007	720230	0370	3/26/04	\$587,990	3500	0	9	2004	3	6718	N	N	22163 NE 93RD ST
007	720230	0390	12/19/03	\$582,358	3500	0	9	2003	3	9923	N	N	22179 NE 93RD ST
007	720230	0480	6/18/04	\$575,990	3500	0	9	2004	3	6226	N	N	9428 222ND AV NE
007	720236	0760	6/11/04	\$628,990	3500	0	9	2004	3	9198	N	N	8548 236TH AV NE
007	720230	0580	5/12/04	\$565,990	3500	0	9	2004	3	7899	N	N	9335 222ND AV NE
007	720230	0340	12/26/03	\$560,000	3500	0	9	2003	3	7073	N	N	22139 NE 93RD ST
007	720236	0810	8/19/04	\$617,990	3500	0	9	2004	3	5795	N	N	8508 236TH AV NE
007	720230	0610	5/6/04	\$557,166	3500	0	9	2004	3	5869	N	N	9403 222ND AV NE
007	720236	0040	11/12/04	\$612,990	3500	0	9	2004	3	7140	N	N	8625 236TH AV NE
007	720230	0010	6/10/04	\$554,990	3500	0	9	2004	3	6704	N	N	9602 222ND CT NE
007	720230	0280	12/8/03	\$541,990	3500	0	9	2003	3	7541	N	N	9333 221ST PL NE
007	720230	0030	12/15/03	\$534,990	3500	0	9	2003	3	5766	N	N	9618 222ND AV NE
007	720230	0310	11/17/03	\$529,990	3500	0	9	2003	3	8071	N	N	9309 221ST PL NE
007	868222	0110	3/26/03	\$810,074	3540	0	9	2002	3	6750	N	N	12451 235TH PL NE
007	720230	0430	3/23/04	\$572,990	3540	0	9	2004	3	7596	N	N	9340 222ND AV NE
007	720230	0380	12/12/03	\$561,990	3560	0	9	2003	3	8131	N	N	22171 E NE 93RD ST
007	720230	0520	9/4/03	\$528,990	3580	0	9	2003	3	6802	N	N	9358 221ST PL NE
007	720230	0270	3/8/04	\$547,990	3580	0	9	2004	3	7418	N	N	9341 221ST PL NE
007	720230	0210	3/10/03	\$541,990	3580	0	9	2003	3	6767	N	N	9431 221ST PL NE
007	751121	0030	5/18/04	\$639,000	3690	0	9	1983	3	33590	N	N	22709 NE 46TH ST
007	805350	0302	11/24/03	\$599,950	3750	0	9	1979	4	41048	N	N	10021 208TH CT NE
007	092506	9127	6/9/03	\$752,250	3810	0	9	2001	4	54450	N	N	7515 220TH AV NE
007	720236	0780	9/24/04	\$634,945	3920	0	9	2004	3	9202	N	N	8532 236TH AV NE
007	720236	0050	7/21/04	\$622,490	3920	0	9	2004	3	7149	N	N	8633 236TH AV NE
007	720230	0320	7/29/03	\$594,990	3970	0	9	2003	3	12472	N	N	9301 221ST PL NE
007	720230	0450	3/25/04	\$599,990	3970	0	9	2004	3	7677	N	N	9404 222ND AV NE
007	720230	0400	12/15/03	\$597,990	3970	0	9	2003	3	11071	N	N	22187 NE 93RD ST
007	720230	0100	10/6/03	\$589,990	3970	0	9	2003	3	11868	N	N	9670 222ND AV NE
007	720230	0160	5/6/04	\$569,990	3970	0	9	2004	3	7435	N	N	9601 222ND CT NE
007	720236	0010	7/9/04	\$662,990	3990	0	9	2004	3	9786	N	N	8601 236TH AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720230	0290	5/17/04	\$600,000	3990	0	9	2003	3	7350	N	N	9325 221ST PL NE
007	720230	0350	3/3/04	\$597,990	3990	0	9	2003	3	7344	N	N	22147 NE 93RD PL
007	720230	0170	7/17/03	\$587,990	3990	0	9	2003	3	14370	N	N	9463 221ST PL NE
007	720230	0060	12/16/03	\$590,000	3990	0	9	2003	3	6814	N	N	9642 22ND AV NE
007	720230	0110	12/10/03	\$589,990	3990	0	9	2003	3	7838	N	N	9641 22ND AV NE
007	720230	0250	3/3/04	\$584,990	3990	0	9	2003	3	6557	N	N	9357 221ST PL NE
007	720230	0570	4/21/04	\$582,990	3990	0	9	2004	3	10374	N	N	9327 222ND AV NE
007	720230	0510	3/31/04	\$578,000	3990	0	9	2003	3	7612	N	N	9410 221ST PL NE
007	720230	0540	5/24/04	\$576,990	3990	0	9	2003	3	6637	N	N	9342 221ST PL NE
007	720230	0130	10/13/03	\$557,990	3990	0	9	2003	3	6472	N	N	9625 222ND AV NE
007	720236	0700	8/11/04	\$644,772	4000	0	9	2004	3	8599	N	N	8704 236TH AV NE
007	720236	0800	8/1/04	\$638,990	4000	0	9	2004	3	8245	N	N	8516 236TH AV NE
007	720236	0110	9/16/04	\$638,990	4000	0	9	2004	3	9402	N	N	8731 236TH AV NE
007	720230	0490	7/20/04	\$604,990	4090	0	9	2004	3	9348	N	N	9436 222ND AV NE
007	720236	0740	9/23/04	\$665,990	4090	0	9	2004	3	8788	N	N	8610 236TH AV NE
007	732291	0030	8/22/03	\$680,000	4320	0	9	1990	3	57063	N	N	24041 NE 53RD PL
007	770199	0640	6/8/04	\$685,000	2110	1630	10	1997	3	23970	N	N	19912 NE 121ST ST
007	312150	0270	1/15/03	\$545,000	2610	0	10	1993	3	38938	N	N	7834 235TH PL NE
007	312150	0350	1/27/03	\$498,950	2720	0	10	1993	3	32662	N	N	7803 233RD AV NE
007	770199	0400	6/11/04	\$611,000	2790	0	10	1996	3	16361	N	N	19844 NE 124TH PL
007	312100	0070	9/10/04	\$615,000	2840	0	10	1990	3	37494	N	N	7324 233RD PL NE
007	312100	0060	8/3/04	\$550,000	2840	0	10	1990	3	37186	N	N	7323 233RD PL NE
007	770199	0380	7/24/03	\$592,500	2890	0	10	1997	3	16397	N	N	19852 NE 124TH PL
007	352950	0160	6/22/04	\$599,500	2980	0	10	1993	3	32890	N	N	21321 NE 81ST ST
007	770199	0100	3/13/03	\$595,000	2990	0	10	1994	3	21760	N	N	12021 198TH CT NE
007	166850	0080	6/16/04	\$552,950	3010	0	10	1986	4	35006	N	N	22327 NE 46TH ST
007	548090	0010	12/5/03	\$630,000	3030	0	10	1998	3	29163	N	N	5420 239TH PL NE
007	312150	0040	9/10/04	\$629,950	3070	0	10	1992	3	29280	N	N	23211 NE 78TH WY
007	312150	0040	9/9/03	\$580,000	3070	0	10	1992	3	29280	N	N	23211 NE 78TH WY
007	352950	0050	9/12/03	\$567,500	3080	0	10	1993	3	20027	N	N	21618 NE 81ST ST
007	352800	0410	7/3/03	\$728,000	3110	0	10	1988	4	35128	N	N	21415 NE 67TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	221580	0070	6/12/04	\$639,950	3140	0	10	1994	3	35167	N	N	11029 220TH PL NE
007	052506	9134	7/29/04	\$593,350	3150	0	10	1990	3	34697	N	N	20711 NE 92ND PL
007	770210	0020	1/23/04	\$585,000	3150	0	10	1995	3	35835	N	N	23730 NE 61ST ST
007	770199	0210	3/31/03	\$599,000	3210	0	10	1997	3	19576	N	N	12027 200TH CT NE
007	352950	0230	10/17/03	\$565,000	3250	0	10	1993	3	33091	Y	N	8031 216TH CT NE
007	770199	0020	4/26/04	\$600,000	3260	0	10	1997	3	15400	N	N	12311 198TH AV NE
007	770199	0300	3/16/04	\$664,225	3280	0	10	1996	3	24440	N	N	12040 201ST PL NE
007	102506	9221	4/14/03	\$589,950	3301	0	10	2001	3	40200	N	N	7231 230TH AV NE
007	352961	0080	12/13/04	\$712,000	3330	0	10	1995	3	29173	N	N	21811 NE 87TH PL
007	032506	9051	8/25/03	\$699,950	3345	0	10	2003	3	40903	N	N	8042 243RD PL SE
007	152506	9085	11/15/04	\$800,000	3360	0	10	1997	3	60984	N	N	4545 243RD AV NE
007	815580	0220	11/10/04	\$900,000	3360	0	10	1998	3	41974	N	Y	23961 NE 69TH PL
007	152506	9106	8/25/03	\$729,000	3380	0	10	1998	3	104979	N	N	4546 243RD AV NE
007	770210	0110	4/12/04	\$520,000	3410	0	10	1995	3	46951	N	N	23729 NE 61ST ST
007	152506	9111	5/20/03	\$591,000	3420	0	10	1989	3	35000	N	N	5920 228TH AV NE
007	352961	0100	10/26/04	\$718,000	3430	0	10	1995	3	30451	N	N	8623 217TH AV NE
007	363680	0250	12/31/03	\$725,000	3430	0	10	1996	3	30562	N	N	21527 NE 84TH ST
007	363680	0050	6/27/03	\$715,000	3540	0	10	1996	3	32567	N	N	8421 217TH AV NE
007	363680	0330	2/3/03	\$650,000	3540	0	10	1997	3	38448	N	N	21823 NE 84TH ST
007	032506	9017	4/30/03	\$775,500	3565	0	10	2003	3	41129	N	N	8037 243RD PL NE
007	363680	0080	2/25/03	\$682,500	3580	0	10	1997	3	30338	N	N	21526 NE 84TH ST
007	770210	0040	1/13/03	\$587,000	3580	0	10	1994	3	33157	N	N	23714 NE 61ST ST
007	352960	0090	3/16/04	\$688,000	3600	0	10	1995	3	26240	N	N	8621 213TH PL NE
007	929087	0140	3/26/03	\$595,000	3630	0	10	1997	3	34920	N	N	9512 213TH AV NE
007	352950	0190	9/7/04	\$693,550	3690	0	10	1994	5	25305	N	N	21409 NE 81ST ST
007	042506	9072	4/3/03	\$697,150	3740	0	10	1998	3	50481	N	N	9108 215TH PL NE
007	352961	0130	9/4/03	\$695,000	3850	0	10	1995	3	30551	N	N	8507 217TH AV NE
007	363680	0020	8/11/03	\$729,000	3910	0	10	1996	3	33636	N	N	21806 NE 84TH ST
007	102506	9172	8/8/03	\$804,900	4060	0	10	2003	3	46344	N	N	24005 NE 80TH ST
007	102506	9253	5/26/04	\$803,870	4060	0	10	2004	3	60137	N	N	7909 240th Pl. NE
007	363680	0310	6/2/04	\$750,000	4080	0	10	1996	3	26200	N	N	21725 NE 84TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	162506	9125	6/26/03	\$849,500	4120	0	10	1998	3	87123	N	N	5612 223RD AV NE
007	332606	9034	8/14/03	\$878,000	4250	0	10	2003	3	142006	N	N	22621 NE 114TH ST
007	815580	0100	6/7/04	\$1,179,000	4840	0	10	1999	3	36270	N	N	23966 NE 69TH PL
007	798750	0020	7/22/04	\$843,500	5530	0	10	1997	3	35832	N	N	22832 NE 58TH PL
007	042506	9107	9/22/03	\$1,535,000	6440	0	10	2002	3	156816	N	N	22211 NE 85TH ST
007	929085	0560	6/2/04	\$590,000	2840	0	11	1989	3	32990	N	N	21866 NE 104TH PL
007	929085	0560	6/27/03	\$525,000	2840	0	11	1989	3	32990	N	N	21866 NE 104TH PL
007	929085	0620	3/22/04	\$588,000	2980	0	11	1989	3	34079	N	N	21746 NE 105TH PL
007	352801	0010	5/1/04	\$695,000	3050	0	11	1988	3	60548	N	N	21825 NE 66TH PL
007	929085	0550	7/17/03	\$535,000	3100	0	11	1989	3	56130	N	N	21863 NE 104TH PL
007	152506	9124	12/10/04	\$754,500	3150	0	11	1994	3	40556	N	N	5388 242ND PL NE
007	352801	0170	9/4/03	\$595,000	3150	0	11	1989	3	40195	N	N	6721 223RD AV NE
007	352801	0230	6/3/03	\$695,000	3160	0	11	1989	3	38632	N	N	22118 NE 66TH PL
007	352801	0140	4/21/03	\$590,000	3170	0	11	1989	3	50077	N	N	6710 223RD AV NE
007	352801	0120	8/27/03	\$712,800	3210	0	11	1989	3	49405	N	N	6616 223RD AV NE
007	929085	0040	6/30/03	\$630,000	3250	0	11	1989	3	37682	N	N	21320 NE 103RD CT
007	152506	9121	9/10/03	\$730,000	3260	0	11	1994	3	57934	N	N	5350 242ND PL NE
007	929085	0850	9/7/04	\$739,900	3390	0	11	1989	3	35492	N	N	21817 NE 103RD ST
007	929085	0630	3/8/04	\$729,000	3420	0	11	1989	3	35024	N	N	21732 NE 105TH PL
007	929085	0990	9/28/04	\$745,000	3430	0	11	1989	3	48354	N	N	10136 215TH CT NE
007	929085	0660	8/14/03	\$540,000	3460	0	11	1990	3	40570	N	N	21704 NE 105TH PL
007	929085	0170	4/15/04	\$762,500	3490	0	11	1989	3	35924	N	N	21343 NE 101ST CT
007	815580	0290	3/25/04	\$1,050,000	3520	0	11	1996	3	43546	N	Y	6423 240TH WY NE
007	929085	0460	6/29/04	\$800,000	3530	0	11	1990	3	29642	N	N	21846 NE 103RD ST
007	352802	0080	2/13/04	\$740,000	3550	0	11	1991	3	40875	N	N	6109 224TH AV NE
007	929085	0580	5/14/03	\$652,250	3570	0	11	1989	3	37573	N	N	21848 NE 104TH PL
007	770199	0730	2/5/04	\$717,000	3580	0	11	1994	3	21030	N	N	19843 NE 124TH CT
007	929085	0970	5/22/03	\$714,500	3630	0	11	1989	3	31613	N	N	21512 NE 101ST ST
007	352800	0390	10/10/03	\$809,000	3640	770	11	1989	4	35002	N	N	6622 214TH CT NE
007	352801	0270	11/14/04	\$770,000	3670	0	11	1988	3	40566	N	N	21916 NE 66TH PL
007	929085	0540	10/6/03	\$709,000	3710	0	11	1990	3	44320	N	N	21855 NE 104TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	929085	0130	6/24/04	\$802,500	3730	0	11	1989	3	32008	N	N	21305 NE 101ST CT
007	929085	0120	11/29/04	\$752,000	3740	0	11	1989	3	42244	N	N	21310 NE 101ST CT
007	152506	9134	11/19/03	\$1,085,000	3790	0	11	1998	3	90169	N	N	5728 238TH PL NE
007	352800	0045	10/21/03	\$730,000	3840	0	11	1987	4	108464	Y	N	6929 218TH AV NE
007	929085	0480	8/6/04	\$802,500	3960	0	11	1989	3	33780	N	N	21814 NE 103RD ST
007	929085	0530	8/20/03	\$675,000	3960	0	11	1989	3	36091	N	N	21845 NE 104TH PL
007	815580	0160	11/24/04	\$699,950	4050	0	11	1990	3	28010	N	N	23900 NE 69TH PL
007	929085	0280	2/17/04	\$719,950	4060	0	11	1989	3	35000	N	N	10107 218TH AV NE
007	102506	9255	3/5/04	\$929,500	4150	0	11	2003	3	49503	N	N	7918 240TH PL NE
007	929085	0590	9/9/03	\$713,000	4180	0	11	1992	3	32242	N	N	21802 NE 104TH PL
007	102506	9200	12/22/03	\$1,095,000	4340	0	11	2003	3	91040	N	N	7521 232ND AV NE
007	295440	0570	5/12/03	\$828,000	4400	0	11	1997	3	55429	N	N	7421 204TH DR NE
007	352800	0010	4/15/04	\$891,000	4490	0	11	1988	3	84936	N	N	7004 218TH AV NE
007	815580	0240	8/22/03	\$1,267,000	4540	1030	11	1998	3	35292	N	Y	6725 240TH WY NE
007	929085	0360	2/12/03	\$780,000	4550	0	11	1990	3	35892	N	N	10109 219TH PL NE
007	295440	0460	11/3/04	\$990,000	4580	0	11	1990	3	28705	N	N	6605 204TH DR NE
007	815580	0050	6/4/03	\$995,000	4160	0	12	1989	3	31796	N	N	24036 NE 64TH CT
007	295441	0020	7/23/04	\$1,159,900	4370	0	12	1995	3	39487	N	N	6325 204TH DR NE
007	295440	0390	5/29/03	\$1,124,000	4820	0	12	1996	3	42387	N	N	6215 204TH DR NE
007	295440	0050	12/4/03	\$1,320,000	5200	0	12	1995	3	49087	N	N	20450 NE 71ST ST
007	102506	9259	7/12/04	\$1,750,000	5320	0	12	2004	3	94960	N	N	23849 NE 61ST ST
007	262606	9030	3/3/03	\$1,799,000	6220	1000	12	2000	3	223462	Y	N	24525 NE 126TH ST
010	020310	1240	9/1/04	\$136,500	770	0	4	1955	4	21270	N	N	3400 E AMES LAKE DR NE
010	020310	0460	4/17/03	\$245,000	530	0	5	1949	3	13650	Y	Y	3659 E AMES LAKE LN NE
010	012506	9027	2/23/04	\$219,000	860	0	5	1917	3	48787	Y	N	8603 WEST SNOQUALMIE VALLEY RD NE
010	020310	0310	4/29/03	\$299,000	1488	0	5	1962	3	15710	Y	Y	4062 W AMES LAKE DR NE
010	020400	0040	4/17/04	\$204,000	770	0	6	1976	4	11700	N	N	3341 279TH AV NE
010	020310	1210	6/23/03	\$255,200	840	800	6	1978	3	17335	N	N	3449 289TH AV NE
010	020310	0420	11/26/03	\$450,000	950	530	6	1963	4	20914	Y	Y	3837 E AMES LAKE DR NE
010	182507	9042	7/16/03	\$272,500	1000	0	6	1989	3	189921	N	N	29110 NE 52ND ST
010	020390	0600	11/19/03	\$219,950	1060	0	6	1977	3	17050	N	N	27808 NE 33RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	020400	0080	12/14/04	\$197,500	1080	0	6	1977	3	8840	N	N	3311 279TH AV NE
010	142800	0245	12/1/04	\$250,000	1250	0	6	1978	3	42052	N	N	26211 NE 45TH ST
010	020310	0640	8/28/03	\$393,775	1520	460	6	1966	5	15900	Y	Y	3213 E AMES LAKE DR NE
010	020390	0460	11/10/04	\$332,000	1580	0	6	1967	3	10860	N	N	27723 NE 35TH ST
010	302507	9022	5/17/04	\$240,000	940	480	7	1990	3	59677	N	N	804 REDMOND-FALL CITY RD NE
010	142800	1031	9/24/04	\$280,000	1020	0	7	1969	3	36096	N	N	27013 NE 50TH ST
010	020310	1010	11/18/04	\$327,000	1060	750	7	1993	3	24000	N	N	3641 W AMES LAKE DR NE
010	142800	0220	10/14/04	\$365,000	1160	370	7	1977	3	51328	N	N	4317 264TH AV NE
010	321129	0090	12/16/04	\$350,000	1180	400	7	1992	3	31256	N	N	27236 NE 31ST PL
010	321129	0160	2/25/03	\$310,000	1180	400	7	1992	3	27980	N	N	3011 273RD AV NE
010	142730	0120	4/14/03	\$268,800	1190	570	7	1990	3	16418	N	N	26642 NE 51ST CT
010	891300	0200	7/2/04	\$439,950	1210	460	7	1981	3	44431	Y	N	1250 293RD AV NE
010	142800	1100	5/5/03	\$287,500	1210	0	7	1996	3	41369	N	N	27010 NE 45TH ST
010	318311	0040	4/14/03	\$285,000	1240	420	7	1988	3	34834	N	N	28830 NE 10TH ST
010	242506	9047	3/3/04	\$435,000	1280	1160	7	1997	3	213008	N	N	2913 269TH AV NE
010	142730	0050	9/19/03	\$267,500	1300	430	7	1990	3	21310	N	N	26455 NE 51ST ST
010	020390	0380	3/4/03	\$219,990	1300	0	7	1977	3	8800	N	N	3507 279TH AV NE
010	142800	0970	10/9/03	\$278,000	1300	0	7	1983	3	62290	N	N	26933 NE UNION HILL RD
010	318310	0070	5/10/04	\$350,000	1340	390	7	1988	3	36658	N	N	906 291ST AV NE
010	321129	0300	4/4/03	\$280,000	1370	0	7	1992	3	35263	N	N	27408 NE 30TH WY
010	020390	0370	10/5/04	\$263,000	1380	0	7	1980	3	9200	N	N	3423 279TH AV NE
010	142800	0775	10/7/03	\$312,000	1400	0	7	1985	3	39190	N	N	4010 266TH AV NE
010	142800	0680	4/21/04	\$432,000	1410	1010	7	1975	3	51314	Y	N	4520 266TH AV NE
010	321129	0360	9/15/04	\$359,000	1410	490	7	1992	3	32512	N	N	3034 273RD AV NE
010	321129	0340	7/21/03	\$333,000	1410	490	7	1992	3	27956	N	N	3014 273RD AV NE
010	321129	0100	1/2/03	\$315,000	1410	490	7	1992	3	25023	N	N	27235 NE 31ST PL
010	020310	1280	7/23/04	\$293,800	1430	0	7	1983	3	29960	N	N	3202 E AMES LAKE DR NE
010	202507	9032	12/1/03	\$340,000	1440	0	7	1974	3	219106	N	N	29324 NE TOLT HILL RD
010	142730	0110	8/10/04	\$310,000	1453	0	7	1990	3	21100	N	N	26456 NE 51ST ST
010	142800	0960	4/13/04	\$510,000	1470	0	7	1977	3	117612	N	N	5114 268TH AV NE
010	112506	9069	7/22/04	\$380,000	1510	0	7	1983	3	51400	N	N	6737 244TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	020310	1275	4/2/04	\$330,000	1560	0	7	1989	3	29211	N	N	3208 E AMES LAKE DR NE
010	321129	0210	10/8/04	\$322,000	1610	0	7	1992	3	27399	N	N	27321 NE 30TH WY
010	321129	0170	11/12/03	\$310,000	1610	0	7	1992	3	32077	N	N	3005 273RD AV NE
010	321129	0270	8/24/04	\$317,500	1620	0	7	1992	3	25777	N	N	3105 275TH WY NE
010	321129	0020	4/22/04	\$309,205	1640	0	7	1992	3	28042	N	N	27523 NE 31ST CT
010	020310	1187	6/9/03	\$286,500	1640	0	7	1996	3	14842	N	N	3530 289TH AV NE
010	302507	9032	8/21/04	\$333,000	1680	0	7	1980	4	47480	N	N	1725 290TH AV NE
010	142800	0770	5/12/03	\$285,000	1730	0	7	1984	3	43472	N	N	26708 NE 40TH ST
010	302507	9098	6/10/04	\$334,500	1760	370	7	1977	4	58370	N	N	1828 290TH AV NE
010	020310	1285	8/17/04	\$329,950	1770	0	7	1974	3	24629	N	N	3130 E AMES LAKE DR NE
010	142800	0710	3/21/03	\$399,950	1800	900	7	1972	3	57063	N	N	4401 268TH AV NE
010	302507	9105	2/11/04	\$310,000	1830	0	7	2002	3	98881	N	N	924 REDMOND-FALL CITY RD NE
010	318311	0020	4/23/04	\$349,900	1840	0	7	1988	3	36455	N	N	1105 289TH AV NE
010	302507	9065	5/4/04	\$246,198	1930	0	7	1986	3	39360	N	N	28505 NE TOLT HILL RD
010	142730	0200	11/18/03	\$330,000	1964	696	7	1990	3	20747	N	N	26454 NE 53RD ST
010	020310	1000	8/4/04	\$435,000	1970	500	7	1980	3	24240	N	N	3629 W AMES LAKE DR NE
010	242506	9076	7/12/04	\$425,000	2040	0	7	1987	3	213444	N	N	3018 269TH AV NE
010	142506	9084	7/22/04	\$475,000	2180	0	7	1985	3	212572	N	N	24909 NE 52ND PL
010	112506	9085	10/12/04	\$390,000	2180	0	7	1984	3	223898	N	N	6516 258TH AV NE
010	172507	9039	8/24/04	\$390,975	2220	0	7	1984	3	220413	N	N	5218 294TH AV NE
010	020400	0110	6/25/04	\$270,630	2630	0	7	1976	3	12950	N	N	3406 279TH AV NE
010	020310	0555	12/15/03	\$673,400	2720	1510	7	1963	3	22675	Y	Y	3401 E AMES LAKE LN NE
010	142800	0911	9/10/03	\$495,000	2770	0	7	2001	3	41646	N	N	4811 270TH AV NE
010	020310	1193	11/24/03	\$305,000	1100	820	8	1989	3	15600	N	N	3527 289TH AV NE
010	302507	9097	3/26/03	\$276,000	1340	0	8	1978	3	52272	Y	N	1910 290TH AV NE
010	730200	0730	1/8/03	\$319,900	1430	420	8	1978	3	47480	N	N	27822 NE 47TH ST
010	302507	9113	8/27/04	\$339,000	1490	0	8	1989	3	55527	N	N	28225 NE 21ST ST
010	142800	0841	1/9/04	\$376,000	1520	990	8	1992	3	51274	N	N	4325 270TH AV NE
010	020310	1140	9/23/03	\$331,250	1580	520	8	1992	3	20000	N	N	3814 E AMES LAKE DR NE
010	020310	1145	8/20/03	\$305,000	1690	0	8	1992	3	20000	N	N	3804 E AMES LAKE DR NE
010	202507	9034	10/18/04	\$409,000	1710	0	8	1997	3	219542	N	N	2805 294TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	112506	9092	2/4/04	\$395,000	1730	0	8	1983	3	224769	N	N	6306 258TH AV NE
010	112506	9105	9/11/03	\$565,000	1770	0	8	1989	3	192535	N	N	25109 NE 62ND ST
010	192507	9045	11/9/04	\$379,950	1800	0	8	1986	3	53111	N	N	2518 291ST AV NE
010	182507	9056	6/14/04	\$374,950	1860	0	8	1985	3	130680	N	N	5702 290TH AV NE
010	112506	9071	6/18/03	\$595,000	1930	0	8	1994	3	224209	N	N	24626 NE 67TH PL
010	242506	9042	9/8/03	\$365,000	1960	0	8	1989	3	105090	N	N	26105 NE 40TH ST
010	302507	9163	3/12/04	\$373,000	1970	0	8	1997	3	43560	N	N	28807 NE 10TH ST
010	142800	0151	8/9/04	\$384,500	1990	0	8	1989	3	45941	N	N	4026 260TH AV NE
010	302507	9003	6/22/04	\$334,500	2010	0	8	1978	3	57934	N	N	28414 NE TOLT HILL RD
010	020310	1205	4/22/04	\$417,471	2040	750	8	2004	3	17850	N	N	3507 289TH AV NE
010	142800	0250	7/17/03	\$368,600	2050	0	8	1996	3	83635	N	N	26518 NE 40TH ST
010	020310	1157	5/8/03	\$447,500	2120	580	8	2003	3	17460	N	N	3625 289TH AV NE
010	020310	1158	3/23/04	\$395,000	2120	580	8	2003	3	16650	N	N	3613 289TH AV NE
010	730200	0210	1/22/03	\$301,000	2170	540	8	1980	3	47419	N	N	5109 280TH LN NE
010	697991	0090	4/21/04	\$429,900	2210	0	8	1997	3	23743	N	N	27831 NE 30TH ST
010	697990	0400	6/25/04	\$439,000	2330	0	8	1995	3	33341	N	N	2521 276TH CT NE
010	302507	9130	4/8/04	\$420,000	2370	0	8	1982	3	143312	N	N	28105 NE TOLT HILL RD
010	242506	9067	2/20/04	\$398,000	2420	0	8	1978	3	219978	N	N	27212 NE AMES LAKE RD
010	302507	9121	4/24/03	\$375,000	2430	0	8	1997	3	43995	N	N	29112 NE 17TH ST
010	020310	1410	3/15/04	\$387,000	2439	0	8	1999	3	23435	N	N	3119 W AMES LAKE DR NE
010	182507	9037	6/21/04	\$585,000	2520	0	8	1991	3	216928	N	N	29103 NE 52ND ST
010	112506	9043	1/31/03	\$597,500	2560	0	8	1988	3	217800	N	N	25515 NE 62ND ST
010	697991	0120	5/18/04	\$542,500	2570	0	8	1997	3	27972	N	N	27732 NE 29TH CT
010	112506	9011	6/24/03	\$509,700	2570	0	8	2003	3	88862	N	N	6414 247TH AV NE
010	730200	0630	9/16/03	\$331,500	2580	0	8	1977	3	33500	N	N	27819 NE 49TH ST
010	182507	9051	2/12/03	\$465,000	2650	0	8	1979	3	291852	N	N	28415 NE 52ND ST
010	142800	0510	9/27/04	\$500,000	2680	0	8	1995	3	87120	N	N	5612 264TH AV NE
010	142506	9112	6/25/04	\$565,000	2684	0	8	1998	3	93148	N	N	25237 NE 52ND PL
010	112506	9145	7/17/03	\$489,950	2690	0	8	2003	3	68824	N	N	6326 247TH AV NE
010	142800	0530	10/8/03	\$415,000	2770	0	8	1992	3	97574	N	N	5510 266TH AV NE
010	302507	9146	10/26/03	\$373,500	2990	0	8	1986	3	109771	Y	N	27709 NE 20TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	132506	9068	4/10/03	\$475,000	3010	0	8	1997	3	314067	N	N	26317 NE 54TH PL
010	020310	1524	9/8/03	\$510,000	3030	0	8	1982	3	46853	N	N	28916 NE 34TH CT
010	020310	1524	7/27/04	\$479,000	3030	0	8	1982	3	46853	N	N	28916 NE 34TH CT
010	112506	9113	6/10/03	\$648,000	3130	0	8	1990	3	223027	N	N	25208 NE 67TH PL
010	891300	0280	4/29/03	\$350,000	1560	780	9	1979	3	18620	N	N	29320 NE 16TH PL
010	142800	0750	6/25/04	\$364,500	1660	0	9	1987	3	101494	N	N	4123 268TH AV NE
010	891300	0060	2/11/04	\$370,000	1780	1660	9	1983	3	21450	Y	N	1405 293RD AV NE
010	891300	0290	9/20/04	\$380,000	1900	0	9	1977	3	15680	Y	N	29312 NE 16TH PL
010	697990	0070	9/3/04	\$482,000	1920	1140	9	1998	3	30545	N	N	2427 QUAIL CREEK WY NE
010	020360	0390	8/29/03	\$462,500	2030	940	9	1998	3	31774	N	N	6360 286TH PL NE
010	302507	9114	1/14/03	\$407,999	2070	0	9	1984	3	87137	N	N	28129 NE 21ST ST
010	020360	0060	3/6/03	\$375,000	2090	0	9	1996	3	77259	N	N	6209 284TH WY NE
010	020360	0380	5/8/03	\$475,000	2140	1080	9	1998	3	32497	N	N	6352 286TH PL NE
010	697991	0070	8/27/03	\$383,000	2150	0	9	1997	3	24000	N	N	27815 NE 30TH ST
010	020360	0610	8/15/03	\$465,000	2180	600	9	1997	3	53799	N	N	6335 284TH WY NE
010	020310	1484	4/8/04	\$511,000	2202	758	9	1997	3	41820	N	N	28021 NE AMES LAKE RD
010	020360	0050	6/23/04	\$467,000	2290	0	9	1996	3	73288	N	N	6215 284TH WY NE
010	242506	9068	8/10/04	\$690,000	2300	0	9	1990	3	307533	N	N	3028 266TH AV NE
010	182507	9084	12/8/03	\$437,000	2310	0	9	1997	3	53578	N	N	4335 279TH AV NE
010	302507	9118	11/12/04	\$385,000	2340	0	9	1997	3	34818	N	N	2121 290TH AV NE
010	020360	0150	3/31/03	\$384,950	2400	0	9	1995	3	34264	N	N	6214 284TH WY NE
010	697990	0260	7/21/03	\$430,113	2440	0	9	1997	3	23791	N	N	2621 279TH CT NE
010	697990	0390	10/15/03	\$415,000	2440	0	9	1996	3	22594	N	N	2525 276TH CT NE
010	142800	0275	9/20/04	\$442,500	2460	0	9	1997	3	51319	N	N	4036 264TH AV NE
010	697990	0270	5/11/04	\$440,500	2460	0	9	1997	3	26214	N	N	2615 279TH CT NE
010	302507	9067	9/11/03	\$510,000	2500	0	9	1990	3	76665	N	N	1730 285TH PL NE
010	697990	0190	7/12/04	\$441,000	2500	0	9	1996	3	29655	N	N	27903 NE 26TH ST
010	697990	0120	8/11/04	\$403,260	2500	0	9	1996	3	24191	N	N	27911 NE QUAIL CREEK DR
010	112506	9038	9/2/04	\$607,000	2520	0	9	1985	4	168141	N	N	7808 246TH AV NE
010	697990	0140	11/18/03	\$439,000	2520	0	9	1995	3	23527	N	N	27923 NE QUAIL CREEK DR
010	133200	0070	8/4/03	\$435,000	2530	0	9	1995	3	39092	N	N	4500 251ST WY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	112506	9144	4/23/03	\$490,000	2570	0	9	2003	3	53578	N	N	6211 247TH AV NE
010	302507	9102	10/27/04	\$530,000	2580	0	9	2004	3	51400	N	N	29101 NE TOLT HILL RD
010	112506	9143	2/25/04	\$470,000	2590	0	9	2003	3	65340	N	N	6210 247TH AV NE
010	020360	0250	9/19/03	\$514,000	2610	0	9	1997	3	26068	Y	N	28649 NE 63RD WY
010	302507	9178	6/9/04	\$579,000	2660	0	9	2004	3	70985	N	N	29105 NE TOLT HILL RD
010	232480	0190	4/21/04	\$575,000	2680	0	9	1997	3	20955	N	N	24535 NE 72ND ST
010	232480	0200	9/23/03	\$500,000	2680	0	9	1997	3	27138	N	N	7220 245TH WY NE
010	020360	0420	3/20/03	\$412,500	2690	0	9	1998	3	39779	N	N	6444 286TH PL NE
010	192507	9046	1/2/03	\$460,000	2730	0	9	2001	3	40696	N	N	3113 280TH AV NE
010	020360	0560	9/16/04	\$530,000	2770	0	9	1997	3	34203	N	N	28432 NE 63RD WY
010	182507	9054	3/24/03	\$435,000	2770	0	9	1997	3	55321	N	N	4323 279TH AV NE
010	697990	0240	6/1/04	\$565,000	2830	0	9	1997	3	23380	N	N	2614 279TH CT NE
010	697990	0380	4/4/03	\$492,000	2830	0	9	1997	3	61419	N	N	2529 276TH CT NE
010	252506	9064	2/27/03	\$590,000	2830	0	9	1989	3	217800	N	N	2221 274TH AV NE
010	020360	0240	4/15/04	\$570,000	2840	0	9	1997	3	31699	N	N	28637 NE 63RD WY
010	020360	0360	8/18/04	\$539,000	2840	0	9	1998	3	36555	N	N	6340 286TH PL NE
010	697990	0280	6/2/04	\$495,000	2840	0	9	1997	3	22913	N	N	2609 279TH CT NE
010	020340	0060	5/7/03	\$491,000	2870	0	9	1998	3	32069	N	N	2604 280TH PL NE
010	302507	9177	7/7/04	\$599,000	2890	0	9	2004	3	43621	N	N	29109 NE TOLT HILL RD
010	697990	0060	6/11/03	\$470,000	2910	0	9	1998	3	27969	N	N	27633 NE QUAIL CREEK DR
010	232480	0130	1/22/03	\$480,000	2920	0	9	1996	3	26960	N	N	7233 245TH WY NE
010	112506	9114	7/30/04	\$685,000	3010	0	9	1994	3	221284	N	N	6733 252ND AV NE
010	020310	1103	12/3/04	\$569,900	3090	0	9	2000	3	16720	N	N	4143 W AMES LAKE DR NE
010	730200	0690	5/7/03	\$549,900	3110	0	9	2002	3	49222	N	N	28028 NE 47TH ST
010	020360	0300	12/8/03	\$525,000	3130	0	9	1990	3	40105	N	N	28672 NE 63RD WY
010	020360	0210	10/16/03	\$545,000	3130	0	9	1997	3	52649	N	N	28601 NE 63RD WY
010	022506	9038	3/5/03	\$545,000	3140	0	9	1994	3	194277	N	N	24818 NE 80TH ST
010	020360	0320	9/16/04	\$560,000	3160	0	9	1998	3	33600	N	N	28634 NE 63RD WY
010	112506	9136	4/23/03	\$525,000	3160	0	9	1992	3	43995	N	N	25211 NE 62ND ST
010	020360	0550	11/18/03	\$489,000	3230	0	9	1997	3	39502	N	N	28450 NE 63RD WY
010	232480	0140	8/11/04	\$649,950	3240	0	9	1997	3	31757	N	N	7229 245TH WY NE

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	142506	9115	1/7/04	\$622,500	3280	0	9	1998	3	104843	N	N	5015 256TH AV NE
010	232480	0240	6/16/03	\$540,000	3280	0	9	1996	3	26418	N	N	7432 245TH WY NE
010	020360	0530	5/19/03	\$485,000	3280	0	9	1998	3	42861	N	N	6324 285TH CT NE
010	252506	9063	8/14/03	\$635,000	3290	0	9	1990	3	217800	N	N	2317 274TH AV NE
010	182507	9093	6/13/03	\$576,900	3375	0	9	1999	3	36237	N	N	4393 279TH AV NE
010	112506	9028	5/28/03	\$720,000	3470	0	9	1996	3	222156	N	N	7500 245TH WY NE
010	232480	0270	6/6/03	\$535,000	3470	0	9	1995	3	46961	N	N	7712 245TH WY NE
010	232480	0350	6/17/04	\$749,500	3740	0	9	2000	3	32417	N	N	24507 NE 77TH PL
010	142800	0590	12/16/04	\$720,000	3760	0	9	2002	3	105850	N	N	5119 268TH AV NE
010	142800	0590	4/16/03	\$614,950	3760	0	9	2002	3	105850	N	N	5119 268TH AV NE
010	242506	9012	3/22/03	\$690,000	3890	0	9	1978	3	302742	N	N	2411 268TH AV SE
010	020310	0195	7/28/04	\$750,000	1900	0	10	1996	3	11200	Y	Y	3634 W AMES LAKE DR NE
010	020500	0280	12/22/03	\$509,000	2310	0	10	1992	3	34175	N	N	2506 261ST CT NE
010	020500	0380	10/4/04	\$515,000	2320	0	10	1992	3	34189	N	N	26323 NE 25TH ST
010	133200	0200	7/8/04	\$570,000	2420	0	10	1995	3	52272	N	N	25031 NE 45TH CT
010	020500	0680	7/24/03	\$490,000	2420	630	10	1997	3	38314	N	N	26104 NE 27TH DR
010	133200	0290	6/20/03	\$585,000	2550	1040	10	1998	3	70567	N	N	4025 251ST WY NE
010	020310	0774	5/21/04	\$799,000	2590	1710	10	1996	3	24192	N	Y	3036 W AMES LAKE DR NE
010	020500	0560	4/17/03	\$557,000	2710	0	10	1995	3	39391	N	N	25813 NE 25TH ST
010	020500	0090	8/24/04	\$527,250	2740	0	10	1994	3	34449	N	N	26419 NE 27TH DR
010	133200	0240	7/13/04	\$540,000	2760	0	10	1995	3	48043	N	N	4405 251ST WY NE
010	133200	0230	5/18/04	\$510,000	2820	0	10	1995	3	42543	N	N	4417 251ST WY NE
010	133200	0050	6/17/04	\$641,500	3110	0	10	1996	3	55424	N	N	4224 251ST WY NE
010	111720	0260	5/25/04	\$675,000	3160	0	10	1997	3	89474	N	N	25707 NE 39TH WY
010	020500	0150	9/29/03	\$630,000	3230	0	10	1995	3	24745	N	N	26117 NE 27TH DR
010	111720	0100	6/11/03	\$687,000	3260	0	10	1990	3	71869	N	N	3939 259TH WY NE
010	112506	9091	7/21/03	\$790,000	3270	0	10	2003	3	224769	N	N	6402 258TH AV NE
010	022506	9073	5/19/04	\$900,000	3350	440	10	1997	3	212137	N	N	9010 258TH AV NE
010	111720	0010	6/2/04	\$774,900	3460	0	10	1994	3	73132	Y	N	25910 NE 34TH ST
010	242506	9066	4/27/03	\$580,000	3460	0	10	1998	3	102818	N	N	27458 NE AMES LAKE RD
010	111720	0380	3/2/04	\$755,000	3470	0	10	1998	3	78387	N	N	25824 NE 30TH CT

Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	111720	0110	7/2/03	\$699,000	3470	0	10	1997	3	79617	N	N	3925 259TH WY NE
010	020500	0550	9/29/04	\$630,000	3580	0	10	1992	3	33917	N	N	25819 NE 25TH ST
010	111720	0280	1/29/03	\$660,000	3680	0	10	1998	3	73773	N	N	25815 NE 39TH WY
010	238600	0120	7/22/03	\$577,000	3100	0	11	1989	3	84892	N	N	3720 264TH AV NE
010	238600	0010	6/15/04	\$622,000	3170	0	11	1989	3	87157	N	N	3210 264TH AV NE
010	238600	0110	11/19/04	\$615,000	3180	0	11	1990	3	95013	N	N	3624 264TH AV NE
010	111720	0480	5/23/03	\$692,000	3320	0	11	1998	3	76230	N	N	25931 NE 32ND ST
010	111720	0440	2/24/03	\$705,000	3357	0	11	1998	3	73386	N	N	25936 NE 29TH PL
010	111720	0410	8/12/04	\$745,000	3680	0	11	1998	3	97871	N	N	25835 NE 30TH CT
010	238600	0370	1/22/04	\$815,000	3770	0	11	1990	3	69229	N	N	26005 NE 34TH ST
010	723755	0020	7/16/03	\$930,000	4050	0	11	2000	3	60123	N	N	5725 251ST CT NE
010	111720	0360	6/18/03	\$832,000	4413	0	11	1996	3	170080	N	N	3215 259TH AV NE
010	111720	0070	12/12/03	\$930,000	4617	0	11	1997	3	65710	N	N	3906 259TH WY NE
010	238600	0230	6/14/04	\$1,019,000	5060	0	11	1988	3	65396	N	N	3406 260TH AV NE
010	238600	0200	11/10/04	\$840,000	3710	0	12	1990	3	91804	N	N	26122 NE 34TH ST
010	238600	0360	9/24/03	\$830,000	4030	0	12	1992	3	68671	N	N	25925 NE 34TH ST
010	238600	0430	12/15/03	\$770,000	4190	0	12	1989	3	101276	Y	N	26207 NE 34TH ST
010	238600	0160	10/8/04	\$952,167	4240	0	12	1989	3	94995	N	N	26332 NE 34TH ST
010	238600	0170	12/20/04	\$975,000	4430	0	12	1990	3	74358	N	N	26240 NE 34TH ST
010	723755	0220	8/26/03	\$1,250,000	5370	0	12	2003	3	57935	N	N	5833 245TH PL NE
010	723755	0170	6/9/03	\$1,416,149	6350	0	12	2001	3	71438	N	N	5809 246TH PL NE

Improved Sales Removed from this Annual Update Analysis

Area 71

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	033935	0070	8/9/04	\$410,000	%Compl ActivePermitBeforeSale>25K
007	033960	0270	1/16/04	\$118,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	033960	0410	9/30/03	\$89,000	DORRatio
007	042506	9073	10/8/04	\$583,000	OPEN SPACE DESIGNATION CONTINUED0OK'D AFTER SALEOpenSpace0
007	042506	9087	8/11/04	\$475,000	UnFinArea
007	042506	9095	11/10/03	\$435,000	RELOCATION - SALE TO SERVICE
007	042506	9179	9/25/03	\$217,100	%Compl
007	052506	9024	5/17/04	\$156,000	QUIT CLAIM DEED; OPEN SPACE DESIGNATION CONTINUED0OK'D AFTER SALE DORRatioOpenSpace0
007	052506	9057	3/22/04	\$414,950	Obsol
007	052506	9064	9/25/03	\$453,000	Obsol PrevImp<=10K
007	052506	9077	6/29/04	\$679,000	DIAGNOSTIC OUTLIER
007	052506	9100	3/11/03	\$384,900	RELOCATION - SALE TO SERVICE
007	052506	9130	12/3/03	\$520,000	DIAGNOSTIC OUTLIER
007	052506	9130	12/30/03	\$380,000	EXEMPT FROM EXCISE TAX DORRatio
007	062506	9036	4/28/04	\$608,000	PersMH0
007	062506	9100	5/27/03	\$71,350	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
007	072506	9032	3/26/04	\$69,050	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR Obsol DORRatio
007	082506	9010	10/3/03	\$38,023	QUIT CLAIM DEED UnFinArea DORRatio
007	082506	9056	6/25/03	\$165,658	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
007	092506	9071	5/28/03	\$380,000	CORPORATE AFFILIATES
007	092506	9090	2/22/03	\$50,000	DORRatio
007	092506	9090	2/24/03	\$120,000	DORRatio
007	102506	9039	5/20/04	\$518,037	ImpCount ActivePermitBeforeSale>25K
007	102506	9060	4/18/03	\$149,193	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	102506	9122	6/2/04	\$310,000	UnFinArea
007	102506	9173	11/4/04	\$2,200,000	ImpCount Obsol ActivePermitBeforeSale>25K
007	102506	9253	6/11/03	\$200,000	DORRatio
007	102506	9254	10/20/04	\$965,152	%Compl ActivePermitBeforeSale>25K
007	102506	9254	6/11/03	\$200,000	%Compl DORRatio
007	108561	0060	12/3/04	\$623,273	QUIT CLAIM DEED
007	124310	0070	6/4/03	\$235,000	DIAGNOSTIC OUTLIER
007	124310	0083	5/5/04	\$235,000	DIAGNOSTIC OUTLIER
007	133090	0090	10/7/04	\$455,000	DIAGNOSTIC OUTLIER
007	133090	0350	5/27/03	\$347,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	133091	0330	10/13/04	\$945,000	BANKRUPTCY - RECEIVER OR TRUSTEE ActivePermitBeforeSale>25K
007	144480	0050	5/20/04	\$16,650	DORRatio
007	144480	0110	7/9/03	\$277,000	RELOCATION - SALE TO SERVICE
007	152506	9021	2/17/04	\$436,000	CORPORATE AFFILIATES
007	152506	9031	12/24/03	\$255,000	Obsol
007	152506	9046	12/6/04	\$800,000	UnFinArea

Improved Sales Removed from this Annual Update Analysis

Area 71

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	152506	9068	4/12/04	\$600,000	DIAGNOSTIC OUTLIER
007	152506	9073	4/14/03	\$10,000	DORRatio
007	154280	0090	1/17/04	\$111,283	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); AND OTHER WARNINGS DORRatio
007	162506	9010	1/6/04	\$220,000	DIAGNOSTIC OUTLIER
007	162506	9125	6/26/03	\$849,500	RELOCATION - SALE TO SERVICE
007	292606	9018	6/8/04	\$240,000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
007	292606	9034	5/3/04	\$630,000	DIAGNOSTIC OUTLIER
007	295440	0120	8/19/03	\$975,000	Diagnostic Outlier
007	295440	0520	8/10/04	\$1,050,000	DIAGNOSTIC OUTLIER
007	312606	9026	1/20/04	\$265,788	DORRatio
007	312606	9026	7/14/04	\$6,558	GOVERNMENT AGENCY DORRatio
007	312606	9026	7/14/04	\$6,290	GOVERNMENT AGENCY DORRatio
007	312606	9026	7/14/04	\$8,541	GOVERNMENT AGENCY DORRatio
007	312606	9147	10/5/04	\$1,350,000	DIAGNOSTIC OUTLIER
007	322606	9057	8/9/04	\$502,500	ImpCount
007	352606	9064	2/20/04	\$875,000	DIAGNOSTIC OUTLIER
007	352961	0030	7/20/03	\$652,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	720226	0130	8/1/03	\$449,995	RELOCATION - SALE TO SERVICE
007	720226	0340	10/2/04	\$415,000	RELOCATION - SALE TO SERVICE
007	720226	0350	8/18/03	\$385,000	DIAGNOSTIC OUTLIER
007	720226	0530	3/12/04	\$500,000	RELOCATION - SALE TO SERVICE
007	720226	0740	6/26/03	\$219,000	QUIT CLAIM DEED
007	720227	0170	6/4/04	\$487,000	RELOCATION - SALE TO SERVICE
007	720227	0730	3/26/03	\$139,834	QUIT CLAIM DEED DORRatio
007	720229	0510	5/13/04	\$280,000	RELOCATION - SALE TO SERVICE
007	720230	0260	11/4/03	\$529,990	%Compl ActivePermitBeforeSale>25K
007	720230	0360	3/3/04	\$371,407	INCORRECT CHARACTERISTICS DATA
007	720230	0420	2/18/04	\$549,990	DIAGNOSTIC OUTLIER
007	720230	0560	12/16/03	\$534,990	DIAGNOSTIC OUTLIER
007	720233	0460	12/2/03	\$349,681	DIAGNOSTIC OUTLIER
007	720233	0790	8/2/04	\$369,950	DIAGNOSTIC OUTLIER
007	720233	1450	6/2/04	\$14,123	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
007	720233	1510	11/17/04	\$409,990	DIAGNOSTIC OUTLIER
007	720234	0010	9/15/04	\$422,590	%Compl ActivePermitBeforeSale>25K
007	720234	0070	9/1/04	\$358,870	%Compl ActivePermitBeforeSale>25K
007	720234	0080	9/2/04	\$369,173	%Compl ActivePermitBeforeSale>25K
007	720234	0100	8/3/04	\$377,275	%Compl ActivePermitBeforeSale>25K
007	720234	0110	9/7/04	\$358,800	%Compl ActivePermitBeforeSale>25K
007	720234	0120	8/9/04	\$342,760	%Compl
007	720234	0130	9/2/04	\$375,205	%Compl ActivePermitBeforeSale>25K
007	720234	0140	8/5/04	\$409,460	%Compl ActivePermitBeforeSale>25K
007	720234	0160	8/1/04	\$431,095	%Compl ActivePermitBeforeSale>25K
007	720234	0170	8/23/04	\$478,080	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis

Area 71

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	720234	0180	8/9/04	\$349,545	%Compl ActivePermitBeforeSale>25K
007	720234	0190	7/29/04	\$339,175	%Compl ActivePermitBeforeSale>25K
007	720234	0200	7/26/04	\$379,655	%Compl ActivePermitBeforeSale>25K
007	720234	0210	9/15/04	\$445,945	%Compl ActivePermitBeforeSale>25K
007	720234	0220	8/24/04	\$371,155	%Compl ActivePermitBeforeSale>25K
007	720234	0290	8/9/04	\$319,290	%Compl
007	720234	0700	7/28/04	\$481,185	%Compl ActivePermitBeforeSale>25K
007	720234	0790	7/6/04	\$367,825	%Compl ActivePermitBeforeSale>25K
007	720234	0800	7/18/04	\$381,872	%Compl ActivePermitBeforeSale>25K
007	720234	0820	7/6/04	\$379,865	%Compl ActivePermitBeforeSale>25K
007	720234	0880	10/14/04	\$503,615	%Compl ActivePermitBeforeSale>25K
007	720234	0910	7/19/04	\$404,625	%Compl ActivePermitBeforeSale>25K
007	720234	1000	10/18/04	\$394,300	%Compl ActivePermitBeforeSale>25K
007	720234	1030	8/19/04	\$405,680	%Compl ActivePermitBeforeSale>25K
007	720234	1070	9/1/04	\$411,905	%Compl ActivePermitBeforeSale>25K
007	720234	1090	8/31/04	\$372,800	%Compl ActivePermitBeforeSale>25K
007	720234	1110	8/25/04	\$444,290	%Compl ActivePermitBeforeSale>25K
007	720234	1220	9/14/04	\$358,615	%Compl ActivePermitBeforeSale>25K
007	720234	1230	10/1/04	\$382,830	%Compl ActivePermitBeforeSale>25K
007	720234	1360	9/14/04	\$385,425	DIAGNOSTIC OUTLIER
007	720234	1370	10/6/04	\$505,017	%Compl ActivePermitBeforeSale>25K
007	720234	1380	10/11/04	\$406,900	%Compl ActivePermitBeforeSale>25K
007	720234	1390	9/28/04	\$509,645	%Compl ActivePermitBeforeSale>25K
007	720234	1410	10/5/04	\$408,180	%Compl ActivePermitBeforeSale>25K
007	720234	1500	10/18/04	\$361,145	%Compl ActivePermitBeforeSale>25K
007	720234	1510	10/4/04	\$385,935	%Compl ActivePermitBeforeSale>25K
007	720234	1540	9/21/04	\$430,383	%Compl ActivePermitBeforeSale>25K
007	720235	0240	4/9/04	\$341,995	Diagnostic Outlier
007	720236	0030	10/4/04	\$650,990	%Compl ActivePermitBeforeSale>25K
007	720236	0060	11/2/04	\$579,990	DIAGNOSTIC OUTLIER
007	720236	0070	12/10/04	\$623,000	%Compl
007	720236	0080	9/1/04	\$626,990	%Compl ActivePermitBeforeSale>25K
007	720236	0090	9/17/04	\$634,990	%Compl ActivePermitBeforeSale>25K
007	720236	0100	9/21/04	\$630,490	%Compl ActivePermitBeforeSale>25K
007	720236	0120	10/18/04	\$621,990	%Compl ActivePermitBeforeSale>25K
007	720236	0160	11/30/04	\$668,990	%Compl ActivePermitBeforeSale>25K
007	720236	0550	12/14/04	\$671,990	%Compl ActivePermitBeforeSale>25K
007	720236	0570	12/3/04	\$723,000	%Compl ActivePermitBeforeSale>25K
007	720236	0590	8/12/04	\$575,109	DIAGNOSTIC OUTLIER
007	720236	0600	11/3/04	\$627,990	%Compl ActivePermitBeforeSale>25K
007	720236	0610	12/7/04	\$657,000	%Compl ActivePermitBeforeSale>25K
007	720236	0640	10/19/04	\$658,990	%Compl ActivePermitBeforeSale>25K
007	720236	0650	10/19/04	\$629,392	%Compl ActivePermitBeforeSale>25K
007	720236	0660	12/10/04	\$553,982	%Compl ActivePermitBeforeSale>25K
007	720236	0670	9/13/04	\$608,990	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis

Area 71

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	720236	0680	10/12/04	\$693,993	%Compl ActivePermitBeforeSale>25K
007	720236	0690	8/26/04	\$622,990	%Compl ActivePermitBeforeSale>25K
007	720236	0720	11/8/04	\$638,990	%Compl ActivePermitBeforeSale>25K
007	720236	0730	8/23/04	\$636,990	%Compl ActivePermitBeforeSale>25K
007	720236	0790	9/16/04	\$673,990	%Compl ActivePermitBeforeSale>25K
007	727310	0095	10/16/03	\$380,000	ImpCount
007	727310	0220	7/13/04	\$300,000	OPEN SPACE DESIGNATION CONTINUED0OK'D AFTER SALE DORRatioOpenSpace0
007	751121	0240	2/4/03	\$460,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
007	770210	0040	1/13/03	\$615,000	RELOCATION - SALE TO SERVICE
007	805350	0042	3/11/04	\$579,000	UnFinArea
007	805350	0125	7/15/03	\$940,000	DIAGNOSTIC OUTLIER
007	805350	0260	12/3/04	\$437,500	DIAGNOSTIC OUTLIER
007	805350	0420	3/17/04	\$326,000	DIAGNOSTIC OUTLIER
007	812161	0140	11/24/04	\$527,000	DIAGNOSTIC OUTLIER
007	868223	0410	1/7/04	\$577,289	DIAGNOSTIC OUTLIER
007	868223	0780	8/19/04	\$610,137	DIAGNOSTIC OUTLIER
007	868223	0800	12/17/03	\$433,968	DIAGNOSTIC OUTLIER
007	868223	0940	4/17/03	\$441,747	QUESTIONABLE PER SALES IDENTIFICATION
007	868225	0080	9/7/04	\$410,354	%Compl ActivePermitBeforeSale>25K
007	868225	0130	7/13/04	\$713,959	DIAGNOSTIC OUTLIER
007	868225	0440	1/26/04	\$475,899	DIAGNOSTIC OUTLIER
007	868226	0040	11/3/04	\$762,441	%Compl ActivePermitBeforeSale>25K
007	868226	0090	10/4/04	\$543,733	%Compl
007	868226	0340	11/12/04	\$595,044	%Compl ActivePermitBeforeSale>25K
007	868226	0510	8/30/04	\$465,571	%Compl ActivePermitBeforeSale>25K
007	868226	0520	9/3/04	\$425,032	%Compl ActivePermitBeforeSale>25K
007	868226	0530	10/19/04	\$385,966	%Compl
007	868226	0570	11/22/04	\$388,975	%Compl ActivePermitBeforeSale>25K
007	868226	0590	11/15/04	\$467,636	%Compl ActivePermitBeforeSale>25K
007	868226	0600	11/17/04	\$482,319	%Compl ActivePermitBeforeSale>25K
007	868226	1180	8/18/04	\$383,161	%Compl
007	868226	1190	7/23/04	\$385,176	%Compl ActivePermitBeforeSale>25K
007	868226	1200	10/8/04	\$385,609	%Compl ActivePermitBeforeSale>25K
007	868226	1210	9/14/04	\$402,899	%Compl ActivePermitBeforeSale>25K
007	868226	1220	9/21/04	\$416,804	%Compl
007	868226	1230	10/8/04	\$414,564	%Compl ActivePermitBeforeSale>25K
007	868226	1400	12/3/04	\$648,757	%Compl ActivePermitBeforeSale>25K
007	868226	1410	10/13/04	\$606,930	%Compl ActivePermitBeforeSale>25K
007	868226	1420	9/13/04	\$565,308	%Compl ActivePermitBeforeSale>25K
007	868226	1430	9/28/04	\$465,019	%Compl ActivePermitBeforeSale>25K
007	868226	1450	11/2/04	\$524,651	%Compl ActivePermitBeforeSale>25K
007	868226	1540	9/13/04	\$755,580	%Compl ActivePermitBeforeSale>25K
007	868226	1550	9/2/04	\$719,905	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	868226	1580	8/26/04	\$348,766	%Compl ActivePermitBeforeSale>25K
007	868226	1590	8/27/04	\$443,542	%Compl ActivePermitBeforeSale>25K
007	868226	1600	9/10/04	\$436,645	%Compl ActivePermitBeforeSale>25K
007	868226	1610	11/19/04	\$439,056	%Compl ActivePermitBeforeSale>25K
007	868226	1620	10/4/04	\$415,659	%Compl
007	868226	1630	11/2/04	\$372,361	%Compl
007	868226	1640	10/1/04	\$416,422	%Compl ActivePermitBeforeSale>25K
007	868226	1650	10/8/04	\$393,544	%Compl ActivePermitBeforeSale>25K
007	868226	1660	11/12/04	\$485,548	%Compl ActivePermitBeforeSale>25K
007	868226	1670	10/8/04	\$380,856	%Compl ActivePermitBeforeSale>25K
007	868226	1700	9/10/04	\$519,832	%Compl
007	868226	1710	10/7/04	\$539,239	DIAGNOSTIC OUTLIER
007	868226	1720	10/12/04	\$562,571	%Compl
007	868226	1730	9/29/04	\$525,816	%Compl ActivePermitBeforeSale>25K
007	868226	1760	10/12/04	\$427,298	%Compl
007	868226	1810	10/28/04	\$530,179	%Compl
007	868226	1880	8/11/04	\$617,514	DIAGNOSTIC OUTLIER
007	868226	1930	10/26/04	\$439,995	%Compl
007	868226	2160	9/3/04	\$348,652	%Compl ActivePermitBeforeSale>25K
007	868226	2170	10/22/04	\$355,000	%Compl ActivePermitBeforeSale>25K
007	868226	2180	8/25/04	\$290,487	%Compl ActivePermitBeforeSale>25K
007	868226	2190	8/25/04	\$349,625	%Compl ActivePermitBeforeSale>25K
007	868226	2200	8/19/04	\$353,395	%Compl ActivePermitBeforeSale>25K
007	868226	2210	8/23/04	\$268,824	%Compl ActivePermitBeforeSale>25K
007	868226	2220	8/23/04	\$273,922	%Compl ActivePermitBeforeSale>25K
007	868226	2230	8/23/04	\$385,214	%Compl ActivePermitBeforeSale>25K
007	868226	2270	8/16/04	\$499,995	%Compl ActivePermitBeforeSale>25K
007	868226	2280	9/1/04	\$518,452	%Compl ActivePermitBeforeSale>25K
007	868226	2310	10/27/04	\$480,020	%Compl ActivePermitBeforeSale>25K
007	868226	2330	9/21/04	\$321,929	%Compl ActivePermitBeforeSale>25K
007	868226	2340	9/21/04	\$334,117	%Compl ActivePermitBeforeSale>25K
007	868226	2350	10/19/04	\$305,525	%Compl ActivePermitBeforeSale>25K
007	868226	2360	9/10/04	\$321,195	%Compl ActivePermitBeforeSale>25K
007	868226	2370	9/20/04	\$324,255	%Compl ActivePermitBeforeSale>25K
007	868226	2380	9/17/04	\$305,463	%Compl ActivePermitBeforeSale>25K
007	868226	2390	10/20/04	\$305,139	%Compl ActivePermitBeforeSale>25K
007	868226	2400	10/22/04	\$361,492	%Compl ActivePermitBeforeSale>25K
007	868226	2410	10/25/04	\$324,260	%Compl ActivePermitBeforeSale>25K
007	868226	2420	11/2/04	\$305,559	%Compl ActivePermitBeforeSale>25K
007	868226	2430	11/4/04	\$344,786	%Compl ActivePermitBeforeSale>25K
007	868226	2440	11/3/04	\$347,232	%Compl ActivePermitBeforeSale>25K
007	868226	2540	9/23/04	\$397,731	%Compl ActivePermitBeforeSale>25K
007	880730	0580	4/21/04	\$275,000	UnFinArea
007	880781	0550	2/20/04	\$220,077	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	929085	0130	6/23/04	\$802,500	RELOCATION - SALE TO SERVICE
007	929085	0360	2/6/03	\$780,000	RELOCATION - SALE TO SERVICE
007	929085	0460	6/29/04	\$800,000	RELOCATION - SALE TO SERVICE
007	929085	0880	4/19/04	\$765,000	UnFinArea
007	951086	0720	11/18/04	\$555,000	DIAGNOSTIC OUTLIER
007	951086	0760	10/7/04	\$592,027	%Compl
007	951086	0780	8/25/04	\$633,000	%Compl ActivePermitBeforeSale>25K
007	951086	1070	1/13/04	\$400,000	ImpCount
007	951091	0030	5/22/03	\$398,000	INCORRECT CHARACTERISTICS DATA
007	951097	0400	10/30/04	\$527,973	%Compl ActivePermitBeforeSale>25K
007	951097	0410	10/29/04	\$537,000	DIAGNOSTIC OUTLIER
007	951097	0440	10/26/04	\$411,620	%Compl ActivePermitBeforeSale>25K
007	951097	0550	9/24/04	\$404,189	%Compl ActivePermitBeforeSale>25K
007	951097	0560	11/2/04	\$432,093	%Compl ActivePermitBeforeSale>25K
007	951097	0570	9/5/04	\$463,131	%Compl ActivePermitBeforeSale>25K
007	951097	0600	9/22/04	\$481,179	%Compl ActivePermitBeforeSale>25K
007	951097	0790	9/2/04	\$440,747	%Compl ActivePermitBeforeSale>25K
007	951097	0800	9/7/04	\$428,872	%Compl ActivePermitBeforeSale>25K
007	951097	0810	9/2/04	\$445,000	%Compl ActivePermitBeforeSale>25K
007	951097	0820	9/23/04	\$452,142	%Compl ActivePermitBeforeSale>25K
007	951097	0830	10/5/04	\$420,000	%Compl ActivePermitBeforeSale>25K
007	951097	0840	11/2/04	\$417,000	%Compl
007	951097	0850	9/14/04	\$435,209	%Compl ActivePermitBeforeSale>25K
007	951097	0880	10/11/04	\$418,200	%Compl ActivePermitBeforeSale>25K
007	951097	1040	9/1/04	\$396,079	%Compl ActivePermitBeforeSale>25K
007	951097	1050	8/25/04	\$399,829	%Compl ActivePermitBeforeSale>25K
007	951097	1070	9/7/04	\$408,530	%Compl ActivePermitBeforeSale>25K
010	012506	9024	1/8/03	\$200,000	DIAGNOSTIC OUTLIER
010	020310	0395	4/12/04	\$205,000	PrevImp<=10K
010	020310	0715	6/13/03	\$270,000	DIAGNOSTIC OUTLIER
010	020310	0790	4/24/03	\$855,000	ImpCountCORPORATE AFFILIATES
010	020310	0790	4/1/03	\$756,600	ImpCountRELOCATION - SALE TO SERVICE
010	020310	0846	3/25/03	\$155,100	DIAGNOSTIC OUTLIER
010	020310	1010	11/18/04	\$327,000	RELOCATION - SALE TO SERVICE
010	020310	1135	4/21/03	\$450,000	DIAGNOSTIC OUTLIER
010	020310	1205	9/5/03	\$65,000	DORRatio
010	020310	1425	1/20/04	\$193,575	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
010	020310	1430	6/24/04	\$299,950	UnFinArea
010	020310	1484	3/29/04	\$511,000	RELOCATION - SALE TO SERVICE
010	020310	1524	7/27/04	\$479,000	RELOCATION - SALE TO SERVICE
010	020360	0210	10/10/03	\$545,000	RELOCATION - SALE TO SERVICE
010	020500	0060	1/3/03	\$483,000	DIAGNOSTIC OUTLIER
010	022506	9016	6/10/04	\$600,000	DIAGNOSTIC OUTLIER
010	022506	9030	8/11/03	\$34,120	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	022506	9030	7/8/04	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	022506	9041	12/16/03	\$145,150	DORRatio
010	022506	9050	12/15/03	\$184,000	%Compl DORRatio
010	022506	9069	6/12/03	\$285,000	DIAGNOSTIC OUTLIER
010	111720	0070	12/10/03	\$930,000	RELOCATION - SALE TO SERVICE
010	112506	9005	9/5/03	\$186,000	DORRatio
010	112506	9025	6/11/03	\$750,000	MOBILE HOME
010	112506	9044	3/18/03	\$143,000	DORRatio
010	112506	9063	11/3/03	\$250,000	%Compl
010	112506	9064	10/28/03	\$143,000	DORRatio
010	112506	9069	11/2/04	\$80,000	DORRatio
010	112506	9070	1/2/03	\$394,000	ImpCount
010	112506	9098	7/25/03	\$745,000	DIAGNOSTIC OUTLIER
010	112506	9108	9/25/03	\$850,000	ActivePermitBeforeSale>25K
010	112506	9125	9/19/03	\$899,000	DIAGNOSTIC OUTLIER
010	132506	9078	7/23/04	\$700,000	UnFinArea
010	133200	0240	7/13/04	\$540,000	RELOCATION - SALE TO SERVICE
010	142506	9023	1/15/03	\$780,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	142730	0050	9/18/03	\$274,090	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	142800	0685	1/31/03	\$189,000	%Compl DORRatio
010	172507	9037	2/6/03	\$470,000	DIAGNOSTIC OUTLIER
010	172507	9054	1/30/03	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	202507	9031	12/13/04	\$499,000	%Compl ActivePermitBeforeSale>25K
010	202507	9072	11/23/04	\$480,000	%Compl ActivePermitBeforeSale>25K
010	202507	9073	10/20/04	\$499,000	%Compl ActivePermitBeforeSale>25K
010	238600	0020	9/8/04	\$749,000	DIAGNOSTIC OUTLIER
010	238600	0360	9/24/03	\$830,000	RELOCATION - SALE TO SERVICE
010	242506	9030	5/5/03	\$280,000	Obsol
010	242506	9082	7/29/03	\$1,200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	302507	9029	4/10/03	\$129,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
010	302507	9039	6/16/03	\$370,000	QUESTIONABLE PER SALES IDENTIFICATION
010	302507	9050	8/29/03	\$207,000	DIAGNOSTIC OUTLIER
010	302507	9051	7/29/04	\$522,000	TIMBER AND FOREST LANDOpenSpace0
010	321129	0080	2/23/04	\$110,508	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
010	321129	0160	2/15/03	\$310,000	RELOCATION - SALE TO SERVICE
010	697990	0320	12/17/03	\$230,018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
010	723755	0300	11/13/03	\$257,500	%Compl DORRatio
010	730200	0140	2/5/03	\$353,400	EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis
Area 71

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	042506	9083	3/15/2004	240000	54450	N	N
7	042506	9135	1/20/2004	235000	45738	N	N
7	082506	9089	11/12/2004	75000	111514	N	N
7	092506	9057	9/24/2003	100000	223462	N	N
7	092506	9064	8/26/2003	312000	218235	N	N
7	102506	9004	7/7/2004	156000	93375	N	N
7	292606	9046	11/13/2003	230000	91040	N	N
7	295440	0560	11/22/2004	440000	34412	N	N
7	312606	9053	2/18/2004	80000	34190	N	N
7	322606	9056	2/26/2004	282000	158994	N	N
7	322606	9064	12/15/2003	350000	135471	N	N
7	332606	9028	10/9/2003	260000	219978	N	N
7	751120	0030	5/29/2003	30000	47916	N	N
7	880730	0409	8/17/2004	90000	14847	N	N
10	020310	0060	8/2/2004	159500	16950	Y	Y
10	020400	0120	4/22/2004	70000	12210	N	N
10	022506	9053	12/1/2004	142000	115869	N	N
10	022506	9066	10/20/2003	275000	186872	N	N
10	022506	9067	7/15/2003	274500	186436	N	N
10	022506	9068	7/28/2003	280000	228690	N	N
10	112506	9039	4/6/2004	285164	211701	N	N
10	112506	9088	2/14/2003	450000	889495	N	N
10	132506	9004	3/17/2003	150000	217800	N	N
10	132506	9079	6/18/2003	200000	218235	N	N
10	142506	9030	9/24/2004	175000	223898	N	N
10	142800	1325	1/7/2003	135000	39443	N	N
10	142800	1379	9/23/2003	160000	153885	N	N
10	172507	9048	6/29/2004	250000	209088	N	N
10	182507	9067	8/6/2004	215000	852904	N	N
10	192507	9012	9/8/2004	185000	107157	N	N
10	192507	9027	4/9/2003	190000	198633	N	N
10	202507	9061	7/26/2004	40000	43560	N	N
10	232506	9006	10/26/2004	250000	571943	N	N
10	238600	0510	8/1/2003	190000	79863	N	N
10	302507	9028	5/7/2004	200000	246114	N	N
10	723755	0070	9/1/2004	249000	65320	N	N
10	723755	0160	11/10/2004	350000	60984	N	N
10	723755	0210	10/5/2004	305000	74052	N	N
10	730200	0320	1/6/2003	100000	35042	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 71

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	020310	0825	38254	7000	DORRatio
7	020310	0830	38254	6000	DORRatio
7	020310	0835	38254	6000	DORRatio
7	022506	9020	37872	280000	CORPORATE AFFILIATES
7	022506	9024	37872	95000	DORRatio
7	022506	9049	37886	1400	CORPORATE AFFILIATES
7	032506	9047	38201	150000	DORRatio
7	042506	9033	38105	209000	IMP CHARACTERISTICS CHANGED SINCE SALE
7	042506	9070	38002	495000	DIAGNOSTIC OUTLIER
7	092506	9051	38196	89000	DIAGNOSTIC OUTLIER
7	092506	9150	38120	22000	DIAGNOSTIC OUTLIER
7	102506	9204	38202	169973	DORRatio
7	112506	9048	37904	40000	DORRatio
7	112506	9086	37721	202000	DORRatio; Open Space;
7	112506	9157	38096	137500	CORPORATE AFFILIATES
					NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
7	122506	9035	37776	100000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	142800	0890	37684	155000	GOVERNMENT AGENCY;
7	172506	9005	38240	5700	EXEMPT FROM EXCISE TAX;
7	182507	9071	37708	213970	GOVERNMENT AGENCY;
7	202507	9063	38041	125000	DORRatio
7	292606	9082	37777	250000	INCORRECT CHARACTERISTICS DATA
7	302507	9088	38321	220000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	302507	9093	37697	395000	CORPORATE AFFILIATES
7	302507	9131	38215	150000	INCORRECT CHARACTERISTICS DATA
7	302507	9182	38154	375000	CORPORATE AFFILIATES
7	302507	9183	38012	375000	CORPORATE AFFILIATES
7	312606	9016	37882	500000	GOVERNMENT AGENCY;
7	312606	9113	37963	42000	DORRatio
7	312606	9156	38216	82500	GOVERNMENT AGENCY;
7	352606	9022	37946	70000	CORPORATE AFFILIATES
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	352606	9066	38253	390000	MULTI-PARCEL SALE;
7	720232	0270	37890	9376444	INCORRECT CHARACTERISTICS DATA
7	805350	0380	37867	220000	INCORRECT CHARACTERISTICS DATA
7	805350	0380	38139	227000	INCORRECT CHARACTERISTICS DATA
7	868225	0190	38254	39836	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;



King County
Department of Assessments
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr